

COMMON COUNCIL OF THE CITY OF HUDSON, WISCONSIN

Agenda for the Regular Meeting

Monday, November 14, 2016

7:00 p.m.

Council Chambers of City Hall, 505 Third Street

(Click on agenda items highlighted in blue to access documents related to that item)

1. Call to Order and Pledge of Allegiance
2. Clerk's Roll Call
3. Comments and Suggestions from Citizens Present
Comments are limited to five (5) minutes; must address items not listed on the agenda; are limited to issues that have an impact of the City of Hudson, and that the Common Council may address at a future meeting, and must not include endorsements of any candidates or other electioneering. An exception to the five (5) minute limit may be made at the discretion of the Mayor.
4. Discussion and Possible Action on Consent Agenda Items
A motion, second and majority roll call vote of the Council will approve all of the following items listed. Any item may be pulled from the list and handled separately.
 - A. Minutes from the Regular Meeting of October 24, 2016
 - B. Claims
 - C. Operator's Licenses
 - D. Request by Friese Properties LLC to rezone property at 708 Second Street (Part of Lot 7, Block 10, Buena Vista Addition) from R-2, Two-family Residential District to B-3, Central Business District and to amend the 2009 City of Hudson Comprehensive Plan future land use designation from Single- and Two-family Residential to Downtown Commercial and to set the public hearing date for Monday, January 9, 2017, 7:00 p.m. and forward this matter to the plan commission and city staff for review and recommendation.
 - E. Certified survey map (CSM), one commercial lot, northeast quadrant of Crest View Drive and Badger Drive - Hudson Center Holdings, LLC and CFT NV Developments, LLC.
 - F. EP Rock Elementary Fun Run/Walk on May 6, 2017
 - G. St. Patrick's Thanksgiving Day Fun Walk/Run on November 24, 2016
 - H. Temporary Class "B" Beer and "Class B" wine license for Hudson Hockey Blue Line Club for an event on December 23, 2016.
5. Unfinished Business
6. New Business
 - A. Discussion and Possible Action on Premises Description Change for HAG Inc., d/b/a Pudges
 - B. Discussion and Possible Action on Denial of Operator's License
 - C. Discussion and Possible Action on Request to amend the Heritage Greens planned residential development conditional use permit from designated commercial and multiple family uses to one- and two-family residential uses - Creative Homes Inc.
 - D. Discussion and Possible Action on Request from Ron Neumann, 911 Vine Street for an easement / use agreement to allow an off-street parking area that would extend 10 feet into the city property, Outlot 215, at the northwest quadrant of Vine Street and 10th Street.
 - E. Discussion and Possible Action on Request by the School District of Hudson to discontinue / vacate unimproved alleyway in Block D, plat of East Hudson and the north 100 feet of unimproved alleyway in Block H, plat of East Hudson and Fillmore Street right of way east of 11th Street (generally located east of 11h Street and south of Oak Street), place on November 21, 2016 agenda for consideration of a resolution to set public hearing and to forward to Plan Commission and staff for review and recommendation.
 - F. Discussion and Possible Action on bids received for SCBA equipment

7. Communications and Recommendations of the Mayor
 - A. [Hudson Area Joint Library Update](#)
 - B. Appointments to Hudson Public Utilities Commission and Hudson Area Joint Library Board
8. Communications and Items for Future Agendas
 - A. Common Council members
 - B. City Attorney and/or City Staff
9. Discussion and Possible Action on entering into Closed Session pursuant to Wis. Stats. 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding:
 - A. Negotiating strategy relating to a possible agreement between Hudson Hospital and City of Hudson re St. Croix EMS
10. Reconvene in Open Session for any discussion and possible action on negotiating strategy relating to a possible agreement between Hudson Hospital and City of Hudson re St. Croix EMS
11. Adjournment

Rich O'Connor, Mayor

Posted in City Hall lobbies and emailed to Hudson Star-Observer on 11/11/16

Some agenda items may be taken up earlier in the meeting, or in a different order than listed. Upon reasonable notice, an interpreter or other auxiliary aids will be provided at the meeting to accommodate the needs of the public. Please contact the City Clerk at 715-386-4765, ext. 136 or at dwilli@ci.hudson.wi.us

REGULAR MEETING OF THE COMMON COUNCIL
 CITY OF HUDSON
 October 24, 2016
 Draft/Unapproved

The Common Council meeting was called to order by Mayor Rich O'Connor in the Council Chambers of City Hall at 7:00 p.m.; he led those present in the Pledge of Allegiance.

PRESENT: Mayor Rich O'Connor and Alderpersons Randy Morrissette II, Bill Alms, Tom McCormick, Jim Webber and Joyce Hall.

EXCUSED ABSENT: John Hoggatt.

OTHERS PRESENT: Catherine Munkittrick, Devin Willi, Geoff Willems, Marty Jensen, Philip Watkins, Brenda Malinowski, Tom Zeuli, Kip Peters, Denny Darnold, Rebecca Mariscal, Marian Webber, others.

COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT: Mayor O'Connor called for comments and suggestions from citizens present. Hudson Ambassadors Destynee Willert, Krystal Anderson, Maddie Wassman and Josie Cramer were present. Ms. Willert provided an update on the Hudson Ambassadors program and thanked the City for its continued support.

Gloria Kramer of 77 Coulee Road discussed several concerns she had related to the City.

Andrea Jorgensen of the Hudson Chamber of Commerce and Tourism Bureau provided information on the upcoming Christmas Tour of Homes and other holiday events in the City. She invited the public to attend these events.

No additional comments were given.

CONSENT AGENDA ITEMS: MOTION by Morrissette, second by McCormick, to approve the following consent agenda items:

Minutes from Past Meetings: Approve the Regular session meeting minutes of October 3, 2016.

Claims:

COUNCIL CLAIMS - OCTOBER 24, 2016

Fund		A/P Amounts	P/R Amounts	Totals
100	General	121,914.74	145,836.10	267,750.84
220	Stormwater - MS4	4,401.04	789.22	5,190.26
270	Police Drug Forfeit	339.18	0.00	339.18
280	Park Dedication Fee	4,468.00	0.00	4,468.00
290	Police Donations	164.97	0.00	164.97
310	Debt Service	367,425.00	0.00	367,425.00
450	Capital Projects	84,654.71	1,981.20	86,635.91

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620	Parking	2,798.46	1,259.64	4,058.10
640	Storm Sewer	2,785.78	2,320.28	5,106.06
630	Ambulance	9,386.30	8,942.16	18,328.46
	Totals	\$598,338.18	\$161,128.60	\$759,466.78

Operator's Licenses: Contingent on payment of any outstanding debt owed to the City and successful completion of the background check, approve the issuance of a Regular Operators License for the period of October 25, 2016 to June 30, 2018 to: Jamie Hielkema, Jill Steffens, Wendy Peterson, Kendrick Hulse, Jackson Raley, Anna Koosman, Alexander Carlson

Vine Street Parking - Sledding Hill To restrict parking on the north side of Vine Street between 10th and 11th Street and one space on 10th Street and 11th Street adjacent to the park.

Fillmore Street Parking - To implement a residential parking permit system on Fillmore Street between 10th and 11th Street.

Wisconsin Street Cross Walk - To place a crosswalk on Wisconsin Street at its intersection with Hunter Hill Road

HHS Band Color Run - To approve the HHS Band Color Run on Saturday, April 8, 2017, from 8:00 a.m. to 11:30 a.m., beginning and ending at Hudson High School.

San Pedro's Dumpster Agreement -To renew the dumpster agreement with San Pedro's with the understanding that it be used only for refuse and recycling from San Pedro's.

Hot Air Affair: To approve the special event permit for Hudson Hot Air Affair, Inc. and their request for designation as a community event, contingent on payment of the EMS standby charges, the City Attorney approving the 2017 certificate of insurance and approval of the fireworks display by the Fire Chief.

Public Utilities Commission Minutes - To place on file the Public Utilities Commission minutes of October 18, 2016.

Sale of Fire Truck - To authorize the Fire Chief to sell the 1992 Kenworth fire truck.

Roll call vote taken, all ayes (5) MOTION CARRIED.

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STORAGE OF ST CROIX COUNTY MC-1 VAN: This item was removed from the consent agenda. MOTION by Morrissette, second by Alms, to forward this issue back to the Public Safety Committee. All Ayes (5). MOTION CARRIED.

REQUEST FOR AN EXTENSION TO THE TIMELY STARTUP REQUIREMENT FOR A LIQUOR LICENSE BY RIVER CITY HOSPITALITY CENTER: Joel Cairy from LHR Hospitality was present and provided an update on the project. MOTION by Morrissette, second by McCormick, to grant an extension of the timely startup provision for the liquor license held by River City Hospitality until May 31, 2017. All Ayes (5). MOTION CARRIED.

FITNESS EQUIPMENT AREA AT LAKEFRONT PARK: Hannah Burns presented information on a proposed fitness equipment area at Lakefront Park. MOTION by McCormick, second by Hall, to approve the installation of a fitness equipment area at Lakefront Park as presented to the Council. All ayes (5). MOTION CARRIED.

WASTEWATER POSITION: MOTION by McCormick, second by Webber, to approve a permanent part-time position in the wastewater department. All ayes (5). MOTION CARRIED.

AGREEMENT WITH HUDSON SCHOOL DISTRICT MOTION by Morrissette, second by McCormick, to approve the interagency agreement between the Hudson School District and the Hudson Police Department regarding information sharing between the entities. All ayes (5). MOTION CARRIED.

DNR FIRE PROTECTION GRANT: Finance Officer Malinowski explained that the Fire Department had been awarded a grant for a skid unit for the brush truck that is proposed in the 2017 budget. The project cost was \$14,100, with the City and DNR each paying 50% of the cost. The Fire Department is proposing that the City's share be taken from remaining capital funds in the 2016 budget. MOTION by Morrissette, second by Webber, to accept the Fire Protection Grant from the Wisconsin DNR, authorize to the City Administrator to execute the grant agreement, and to utilize unexpended 2016 Fire Department funds for the City's share of the purchase. All ayes (5). MOTION CARRIED.

CARMICHAEL CORRIDOR STUDY: Community Development Director Darnold explained the need to conduct a study of the Carmichael Road corridor to address short and long-term traffic safety and mobility issues. The estimated cost was \$64,750 with 2016 Contingency or 2017 Budget funds as possible funding sources. MOTION by Webber, second by McCormick to approve the funding of a Carmichael Road corridor study at an estimated cost of \$64,750, with funds being taken from the 2016 Contingency Fund. All ayes (5). MOTION CARRIED.

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COMMON COUNCIL COMMUNICATIONS: Alderperson Morrissette offered congratulations to the Hudson High School football team for qualifying to the 2016 WIAA football playoffs.

COMMUNICATIONS/ITEMS FOR FUTURE AGENDAS - CITY ATTORNEY/CITY STAFF: City Administrator Willi provided information on the 2016 General Election on November 8th.

CLOSED SESSION: MOTION by McCormick, second by Hall, to enter into closed session at 7:28 p.m. pursuant to Wis. Stats. 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding property located at 1201 Livingstone Road. Roll Call vote taken, All ayes (5). MOTION CARRIED.

RECONVENE IN OPEN SESSION: MOTION by Alms, second by McCormick to reconvene into open session at 7:56 p.m. All ayes (5). MOTION CARRIED.

PROPERTY LOCATED AT 1201 LIVINGSTONE ROAD: MOTION by McCormick, second by Webber, to approve the continued negotiation strategy regarding a purchase offer for the property located at 1201 Livingstone Road by the City Attorney as discussed in the closed session. All ayes (5). MOTION CARRIED.

ADJOURNMENT: MOTION by Webber, second by McCormick to adjourn the meeting. All ayes (5). MOTION CARRIED at 7:57 p.m.

Devin J. Willi, City Administrator/Interim City Clerk

REGULAR MEETING OF THE COMMON COUNCIL
CITY OF HUDSON
October 24, 2016
Draft/Unapproved

I hereby certify that the City Administrator has submitted the foregoing minutes to me, and I hereby by my signature approve said minutes and all acts of the Common Council as set forth therein.

Rich O'Connor, Mayor

Date approved by Council: 10/24/2016

COUNCIL CLAIMS - NOVEMBER 14, 2016

Fund		A/P Amounts	P/R Amounts	Totals
100	General	122,292.95	314,498.16	436,791.11
220	Stormwater - MS4	269.08	1,684.14	1,953.22
270	Police Drug Forfeiture	0.00	0.00	0.00
280	Park Dedication Fee	5,927.68	0.00	5,927.68
290	Police Donations	120.00	0.00	120.00
310	Debt Service	20,000.00	0.00	20,000.00
450	Capital Projects	95,883.54	998.55	96,882.09
620	Parking	13,700.39	2,546.48	16,246.87
640	Storm Sewer	2,223.02	5,341.48	7,564.50
630	Ambulance	8,634.92	33,076.64	41,711.56
	Totals	\$ 269,051.58	\$ 358,145.45	\$ 627,197.03

**CITY OF HUDSON
COUNCIL/COMMITTEE ISSUES**

SUBMITTED TO: FINANCE/COMMON COUNCIL

DATE: 11/14/2016

SUBMITTED BY: KAREN DUCHOW

REGARDING: APPLICATION(S) FOR OPERATOR'S LICENSES

ISSUE: Applications for Operator's Licenses are on file in the Clerk's office and are available upon request. If approved by Council, the licenses will be issued after successful completion of the background check and any outstanding debt owed to the City has been paid.

STAFF RECOMMENDATION: Contingent on payment of any outstanding debt owed to the City and successful completion of the background check, approve the issuance of 7 Regular Operator Licenses for the period November 15, 2016 to June 30, 2018 to: Abigail Faulhaber, Nathan Wagner, Darian Jaeger, Casey VanDusartz, Brady Munich, Diane Lanphear, Elliot McMahon and 2 Temporary Operator licenses for the Hudson Hockey Alumni game for 12/23/2016 to Keri Gornick and Megan Gornick.

And consider denial of an Operator's License to Jonathan Houareau as recommended by Police Chief Marty Jensen due to Mr. Houareau's history of alcohol convictions and failure to list all violations he had been convicted of on his application.

**CITY OF HUDSON
Council/Committee Issues**

**ITEM
Consent Agenda**

Common Council – Nov. 14, 2016

Submitted to: **Common Council**

Date: November 8, 2016

Submitted by: **Dennis Darnold, CDD**

Regarding: **Request from Friese Properties LLC to rezone located at 708 Second Street (part of Lot 7, Block 10, Buena Vista Addition) from R-2, Two-family Residential District to B-3, Central Business District and to amend the 2009 City of Hudson Comprehensive Plan land use designation from Single and Two Family Residential to Downtown Commercial and to set the public hearing for Monday, January 9, 2017, 7:00 p.m. and to refer this matter to the plan commission and city staff for review and recommendation.**

ISSUE: Friese Properties request to rezone (zoning map amendment) property at 708 Second Street from R-2, Two-Family Residential District to B-3, Central Business District and to amend the city comprehensive land use designation from Single and Two Family Residential to Downtown Commercial. Friese Properties also owns nearby properties at 702 Second Street and 221 Vine Street. Hans Friese cites the reason for the request is to construct a new building to accommodate the expansion of his business Ciranda Inc.

CONSENT AGENDA

STAFF RECOMMENDATION: Refer to plan commission and city staff for review and recommendation, set the public hearing for Monday, January 9, 2017, 7:00 p.m. and refer the matter to the plan commission and city staff for review and recommendation.

COMMITTEE RECOMMENDATION: Not applicable

708 Second Street
 REQUEST FOR REZONING
 from R-2, Two-Family Residential District
 to B-3, Central Business District



ELM ST.

165'	165'	10	1	206	99
99	211	9	2	207	99
165.02'	BUENAVISTA ADD.		3	208	99
201.01'	209-01	4	5	209	99
117.19'	209-02	6	7	210	99
48.00'	C.S.M. V. 24, P. 5725	8	9	211	99
283.07'			10	212	99

SECOND STREET

157'	157'	10	1	212	99
99	220	9	2	213	99
99	219	8	3	214	99
99	218	7	4	215	99
99	217	6	5	216	99
99	216	5	6	217	99
149'	215	4	7	218	99
99	214	3	8	219	99
99	213	2	9	220	99
99	212	1	10	221	99

66'

VINE ST.

157'	157'	10	1	233	99
99	245	9	2	234	99
99	243	8	3	235	99
99	244	7	4	236	99
99	243	6	5	237	99
99	242	5	6	238	99
99	241	4	7	239	99
99	240	3	8	240	99
99	239	2	9	241	99
99	238	1	10	242	99



THIRD STREET

109'	165'	10	1	67	99
99	165'	9	2	68	99
99	165'	8	3	69	99
99	165'	7	4	70	99
99	165'	6	5	71	99
99	165'	5	6	72	99
99	165'	4	7	73	99
99	165'	3	8	74	99
99	165'	2	9	75	99
99	165'	1	10	76	99

66'

165'	165'	10	1	76	99
99	165'	9	2	77	99
99	165'	8	3	78	99
99	165'	7	4	79	99
99	165'	6	5	80	99
99	165'	5	6	81	99
99	165'	4	7	82	99
99	165'	3	8	83	99
99	165'	2	9	84	99
99	165'	1	10	85	99

CITY OF HUDSON

APPLICATION TO REZONE PROPERTY.

RECEIVED
CITY OF HUDSON
PLANNING DEPARTMENT
10/11/16

DATE 11/07/2016

I (We), the undersigned, do hereby respectfully request that the Common Council see fit to rezone the property located at:

708 Second Street, Hudson, WI 54006

and legally described as: Buona Vista ADD L7 EXC 10 FT
N SIDE OF SD LOT 8 EXC 8 FT OF E END OF
SD LOT 9 ALSO R/W TO DRIVEWAY TO ST
BLK 10

Parcel Identification No(s): 236-0217-00-000

FROM:

TO:

- | | |
|--|--|
| <input type="checkbox"/> AR Agriculture Residential | <input type="checkbox"/> AR Agriculture Residential |
| <input type="checkbox"/> C-1 Conservation | <input type="checkbox"/> C-1 Conservation |
| <input type="checkbox"/> C-2 Conservation Recreational Lands | <input type="checkbox"/> C-2 Conservation Recreational Lands |
| <input checked="" type="checkbox"/> R-1 One-Family Residential | <input type="checkbox"/> R-1 One-Family Residential |
| <input checked="" type="checkbox"/> R-2 Two-Family Residential | <input type="checkbox"/> R-2 Two-Family Residential |
| <input type="checkbox"/> RT Transitional Two-Family | <input type="checkbox"/> RT Transitional Two-Family |
| <input type="checkbox"/> RM-1 Multiple Family | <input type="checkbox"/> RM-1 Multiple Family |
| <input type="checkbox"/> RM-2 Multiple Family | <input type="checkbox"/> RM-2 Multiple Family |
| <input type="checkbox"/> RM-3 Multiple Family | <input type="checkbox"/> RM-3 Multiple Family |
| <input type="checkbox"/> RM-4 Multiple Family | <input type="checkbox"/> RM-4 Multiple Family |
| <input type="checkbox"/> B-1 Local Business | <input type="checkbox"/> B-1 Local Business |
| <input type="checkbox"/> B-2 General Business | <input type="checkbox"/> B-2 General Business |
| <input checked="" type="checkbox"/> B-3 Central Business | <input checked="" type="checkbox"/> B-3 Central Business |
| <input type="checkbox"/> I-1 Light Industrial | <input type="checkbox"/> I-1 Light Industrial |
| <input type="checkbox"/> I-2 General Industrial | <input type="checkbox"/> I-2 General Industrial |
| <input type="checkbox"/> OFC Office | <input type="checkbox"/> OFC Office |
| <input type="checkbox"/> PUB Public or Quasi-public | <input type="checkbox"/> PUB Public or Quasi-public |
| <input type="checkbox"/> PS Planned Study | <input type="checkbox"/> PS Planned Study |
| <input type="checkbox"/> PRD Planned Residential District | <input type="checkbox"/> PRD Planned Residential District |
| <input type="checkbox"/> PCD Planned Commercial District | <input type="checkbox"/> PCD Planned Commercial District |
| <input type="checkbox"/> PID Planned Industrial District | <input type="checkbox"/> PID Planned Industrial District |

VOID ~~with~~

Map of area to be included with application.

APPLICATION TO REZONE PROPERTY

Page 2

Reason(s) for request: Build a new building to accommodate our business Ciranda Tree.

I (We) certify that the \$200.00 nonreimbursable filing fee and the \$250.00 review deposit has been paid.

[Signature]
Property Owner (Signature)

Property Owner (Signature)

HAAS FRIESE
Property Owner (Written)

FRIESE PROPERTIES LLC
Property Owner (Written)

1106 Riverside DR N
Street Address

221 VINE STREET
Street Address

HUDSON, WI 54016
City/State/Zip

HUDSON, WI 54016
City/State/Zip

612-308 9031
Phone No./Fax No./e-mail

715-386-1737
Phone No./Fax No./e-mail

Contact person if other than property owner: _____

Street Address

City/State/Zip

Phone No./Fax No./e-mail

Please note that all zoning amendments require a public hearing. The Common Council will set the public hearing date that can take place after notice of such hearing is published twice in the *Star-Observer*, and the Plan Commission has made a recommendation.

Public hearings normally take place before a regular meeting of the Common Council 4 to 5 weeks after the meeting when the initial application was submitted. You and surrounding property owners as required will receive a notice of the public hearing in the mail. If the Common Council reacts favorably to this request, the ordinance becomes effective the day after publication.

Receipt No. _____

Dated: _____

**CITY OF HUDSON
Council/Committee Issues**

**ITEM
Consent Agenda**

Common Council – November 14, 2016

Submitted to: **Common Council**

Date: **November 8, 2016**

Submitted by: **Dennis Darnold, CDD**

Regarding: **Certified Survey Map, one commercial lot, northeast quadrant of Crestview Drive and Badger Drive – Hudson Center Holdings, LLC and CFT NV Developments LLC (previously approved 10-5-15)**

ISSUE: The Hudson Center (former visitor center site) has had three lots created by a four lot certified survey map (one lot was Taco Bell) and subsequent condominium plat and amendments. The developer of the Panda Express restaurant desires to have their lot separated from the condominium plat. The lot is configured the same as was approved as part of the Panda Express development plan review / approval.

See attached Certified Survey Map (CSM)

Note: This minor subdivision / certified survey map was previously approved on October 5, 2015, but not recorded. State statutes require subdivisions to be reapproved if not recorded within 12 months of the date of approval, thus the request for the CSM to be reapproved.

CONSENT AGENDA

STAFF RECOMMENDATION: Recommend approval of the proposed certified survey map.

COMMITTEE RECOMMENDATION: Recommends approval of the proposed one lot certified survey map at the northeast quadrant of Crestview Drive and Badger Drive as proposed by Hudson Center Holdings, LLC and CFT NV Development LLC

CERTIFIED SURVEY MAP

Located in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 31, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin.

CURVE DATA TABLE:

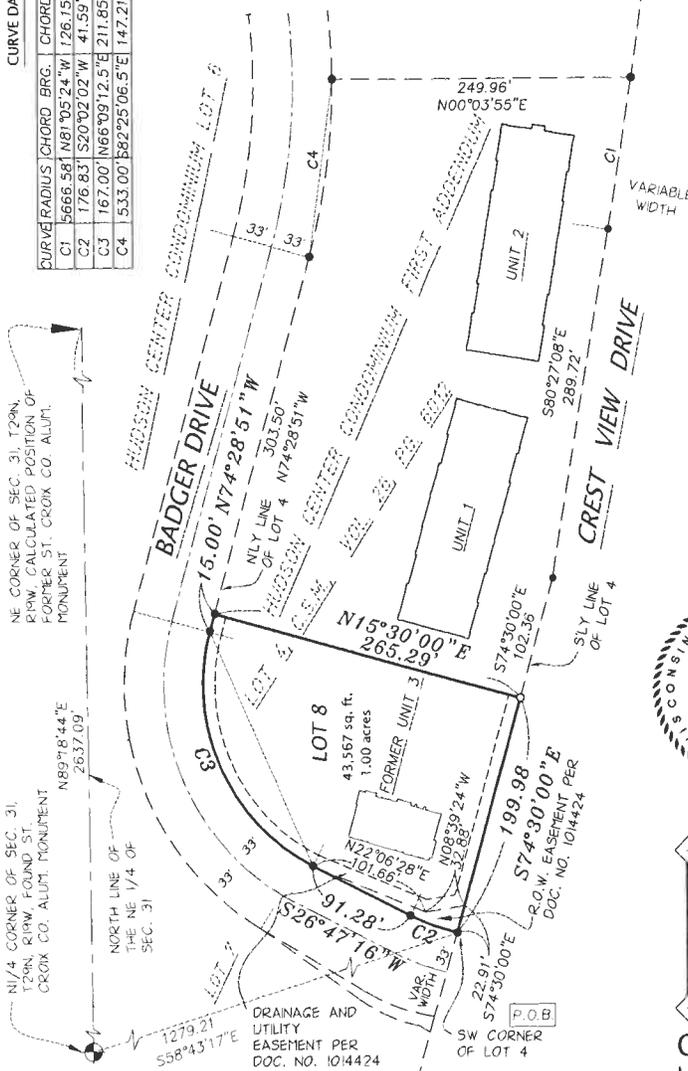
CURVE	RADIUS	CHORD	ARC	LEN	DELTA	TANGENT IN	TANGENT OUT
C1	5666.581	N81°05'24"W	126.15'	126.15'	107°16'32"	N81°43'40"W	N80°27'08"W
C2	176.831	S20°02'02"W	41.59'	41.59'	113°30'28"	S26°47'16"W	S13°16'48"W
C3	167.00'	N66°09'12.5"E	211.85'	229.48'	78°43'53"	N74°28'51"W	S26°47'16"W
C4	533.00'	S82°25'06.5"E	147.21'	147.21'	15°32'31"	S89°38'37"W	N74°28'51"W



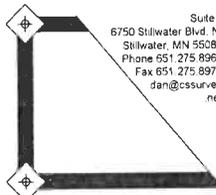
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 4, CSM V. 26, P. 6012 WHICH IS ASSUMED TO BEAR S74°30'00"E.

OWNERS:
 Hudson Center Holdings, LLC
 1274 Highway 35 N
 Hudson, WI 54016
 CFT NV Developments LLC
 1683 Walnut Grove Ave
 Rosemead, CA 91770

LEGEND
 ● DENOTES 3.25 INCH ALUMINUM ST. CROIX CO. MONUMENT UNLESS OTHERWISE INDICATED.
 ○ DENOTES FOUND 1" O.D. IRON PIPE
 ○ DENOTES SET 1" O.D. X 24" IRON PIPE WEIGHING 1.68 LBS PER LINEAR FOOT AND UTILITY EASEMENT



THIS INSTRUMENT WAS DRAFTED BY DANIEL L. THURMES



CORNERSTONE
 LAND SURVEYING, INC.
 SHEET 1 OF 3 SHEETS

Suite 1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651 275 8969
 Fax 651 275 8978
 dan@cssurvey.net

CERTIFIED SURVEY MAP

Located in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 31, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin.

I, Daniel L. Thurmes, Professional Land Surveyor, hereby certify that I surveyed, divided and mapped part of Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 31, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin, described as follows:

Part of Lot 4 of Certified Survey Map filed May 19, 2014, in Volume 26, Page 6012, as Document Number 996110, located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin, the property is more particularly described as follows: BEGINNING at the southwest corner of said Lot 4; thence on an assumed bearing of South 74 degrees 30 minutes 00 seconds East along the southerly line of said Lot 4 a distance of 199.98 feet; thence North 15 degrees 30 minutes 00 seconds East a distance of 265.29 feet to the northerly line of said Lot 4; thence North 74 degrees 28 minutes 51 seconds West along said northerly line a distance of 15.00 feet; thence southwesterly 229.48 feet along a tangential curve concave to the southeast having a radius of 167.00 feet and a central angle of 78 degrees 43 minutes 53 seconds and a chord which bears South 66 degrees 09 minutes 12.5 seconds West 211.85 feet; thence South 26 degrees 47 minutes 16 seconds West a distance of 91.28 feet; thence southerly 41.69 feet along a tangential curve concave to the east having a radius of 176.83 feet a central angle of 13 degrees 30 minutes 28 seconds and a chord which bears South 20 degrees 02 minutes 02 seconds West 41.59 feet to the POINT OF BEGINNING. Containing 43,567 square feet or 1.000 acres more or less.

That I have made this Survey, Land Division and Map at the direction of Hudson Center Holdings, LLC, a Wisconsin limited liability company and CFT NV Developments LLC, owners of said Land. That to the best of my knowledge and belief said map is a correct representation of the Survey and the Land Subdivision made. That to the best of knowledge and belief I have complied with the provisions of Chapter 236, Section 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Hudson and St. Croix County in surveying, dividing and mapping of the above parcel of land. Dated this ____ day of _____, 2016.

Daniel L. Thurmes, R.L.S. No. 2456-008
Professional Land Surveyor
Cornerstone Land Surveying, Inc.
6750 Stillwater Blvd. N. Suite #1
Stillwater, MN 55082

Notes:

1. The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, table 1. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Wisconsin Department of Transportation to the highway's through lane capacity.
2. Subject to the covenants, restrictions, and easements, as contained in that certain Quit Claim Deed per Doc. No. 964216



THIS INSTRUMENT WAS DRAFTED
BY DANIEL L. THURMES



CERTIFIED SURVEY MAP

Located in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 31, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin.

OWNER'S CERTIFICATE

Hudson Center Holdings, LLC, a Wisconsin limited liability company, owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

WITNESS, the said Hudson Center Holdings, LLC, a Wisconsin limited liability company, has caused these presents to be signed by David Robson, president of Hudson Center Holdings, LLC, a Wisconsin limited liability company, this ____ day of _____, 201__.

By: _____
David R. Robson, president

State of _____)
)ss.
_____ County)

Personally came before me this ____ day of _____, 201____, the above named David Robson, president of Hudson Center Holdings, LLC, a Wisconsin limited liability company to me known to be such person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County,
My commission expires _____

CITY OF HUDSON CERTIFICATE

I hereby certify that this Certified Survey Map was approved by the City Council of the City of Hudson at a meeting held this ____ day of _____, 201__.

Devin Willi, Acting City Clerk

OWNER'S CERTIFICATE

CFT NV Developments LLC, a Nevada limited liability company, owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

WITNESS, the said CFT NV Developments LLC, a Nevada limited liability company, has caused these presents to be signed by _____ of CFT NV Developments LLC, a Nevada limited liability company, this ____ day of _____, 201__.

By: _____

State of _____)
)ss.
_____ County)

Personally came before me this ____ day of _____, 201____, the above named _____

of CFT NV Developments LLC, a Nevada limited liability company to me known to be such person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County,
My commission expires _____

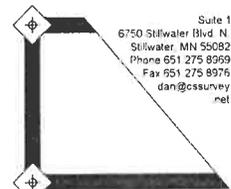
COUNTY TREASURER'S CERTIFICATE

I, _____, being the duly elected, qualified and acting treasurer of the county of St. Croix, State of Wisconsin, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 201____ affecting the lands included in this Certified Survey Map.

Treasurer _____ Date _____



THIS INSTRUMENT WAS DRAFTED BY DANIEL L. THURMES



CORNERSTONE
LAND SURVEYING, INC.
SHEET 3 OF 3 SHEETS

**CITY OF HUDSON
COUNCIL/COMMITTEE ISSUES**

Submitted to: Public Safety Committee

Date: 11/03/2016

Submitted by: Chief Marty Jensen

Regarding: E.P. Rock Elementary Fun Run

ISSUE: Attached to this issue sheet is a proposal and map from the E.P. Rock Parent Group requesting to hold a foot race on May 6, 2017. Their proposal is for two races, a 5k race and a 1 mile fun run/walk. The time of the races are from 8:00 am to 9:30 am. The races will be in the area of E.P. Rock School.

- **Legal aspects:** None
- **Budget Impact:** None
- **Past History:** None
- **Other Pertinent Data:** None

STAFF RECOMMENDATION: Approve Event

COMMITTEE RECOMMENDATION: MOTION by Alms, SECOND by Hall to recommend approval of the EP Rock Elementary Fun Run/Walk on May 6, 2017 8:00 a.m. to 9:30 a.m. MOTION CARRIED.



E.P. Rock Parent Group
340 13th St. S
Hudson, WI 54016

Public Safety Committee
Council Chambers of City Hall
505 Third Street
Hudson, WI 54016

RE: E.P. Rock Elementary Fun Run – May 6, 2017

To Public Safety Committee of the Common Council of the City of Hudson:

We would like to thank you for this opportunity to present a request on behalf of E.P. Rock Parent Group to host a community Fun Run on May 6, 2017; organized by the E.P. Rock Parent Group for the sole benefit of the students at E.P. Rock Elementary School.

Our Organization would like to host a Fun Run 5k and 1 Mile walk/run through the Hudson Community surrounding E.P. Rock Elementary school. The map attached will provide a visual for the courses of each of the desired routes that we'd like to have permission to host.

If approvals are granted, our 5k Fun Run will commence outside the Newton Field eastern entrance on Frear St. Runners would begin the course here heading west toward 13th St S making a left turn heading south until they reach Summer St. where they will make a right turn heading west until 7th St; they will turn right on 7th St. heading north until they reach the top of 7th St hill and turn right on Wisconsin St heading east until 9th St where they would turn left and head north until they reach Knollwood Dr where they would turn right and continue down Knollwood Dr southwest until they reach Wisconsin St where they would turn left and continue northeasterly until they reach Hunter Hill Rd, where the runners would then turn right onto Hunter Hill Rd and proceed east until Grandview Dr; they would turn right heading south down Grandview Dr until they reach the intersection of Laurel Ave, where they would turn right down Laurel Ave heading west until Hoyt St at which time the runners would take a left heading south to Frear St and turn right and finish the race heading into Newton Field from the eastern entrance of the field down the track.

If approvals are granted, our 1 Mile Fun Run will commence outside the Newton Field eastern entrance on Frear St. Runners would begin the course here heading west toward 13th St S making a right turn heading north to Laurel Ave, where they would take a left turn heading west down Laurel Ave until 12th St where they would take a left turn heading south down 12th St until they reach Morrison St where they would take a left heading east down Morrison St until they reach 13th St making a right turn down 13th St heading south until they reach Summer St where they would turn left heading east on Summer St until the intersection of Summer St and Hoyt St. They would turn left heading north on Hoyt St until they reach Frear St where they would turn left and finish the 1 Mile run through the Newton Field eastern entrance onto the track.

Our planned date for this event is Saturday, May 6, 2017 beginning at 8:00 AM – 9:30 AM for the two races. We would begin the 5k event first, followed by a short pause (10 mins) on the 1 mile walk/run. Set-

up for the 5k and 1 mile events would begin around 5:00 AM – 8:00 AM for sign placement and volunteers stationed at their respected locations throughout the course. We anticipate having 40 volunteers from the community and parents of the students.

Based on other local events of this nature, we have estimated our participation of the events to be 500 students, teachers, parents, siblings of students, other family members, and local community members. If advertisement goes well, we could see this estimated number increase.

We have been in communication with Sandeen Insurance Agency for Special Event Insurance to cover the event and will provide insurance paperwork as needed. They are working with us on what the City requires insurance levels/limits to be, so we believe we will be in compliance with City requirement for insurance coverage.

Thank you very much for your time and consideration on our proposed event. If you have any questions, please reach out to either Jennifer Dziboa, jldzioba@msn.com , or Mitchell Kullman, mkullman01@gmail.com.

Best Regards,
E.P. Rock Parent Group
Mitchell Kullman - Treasurer

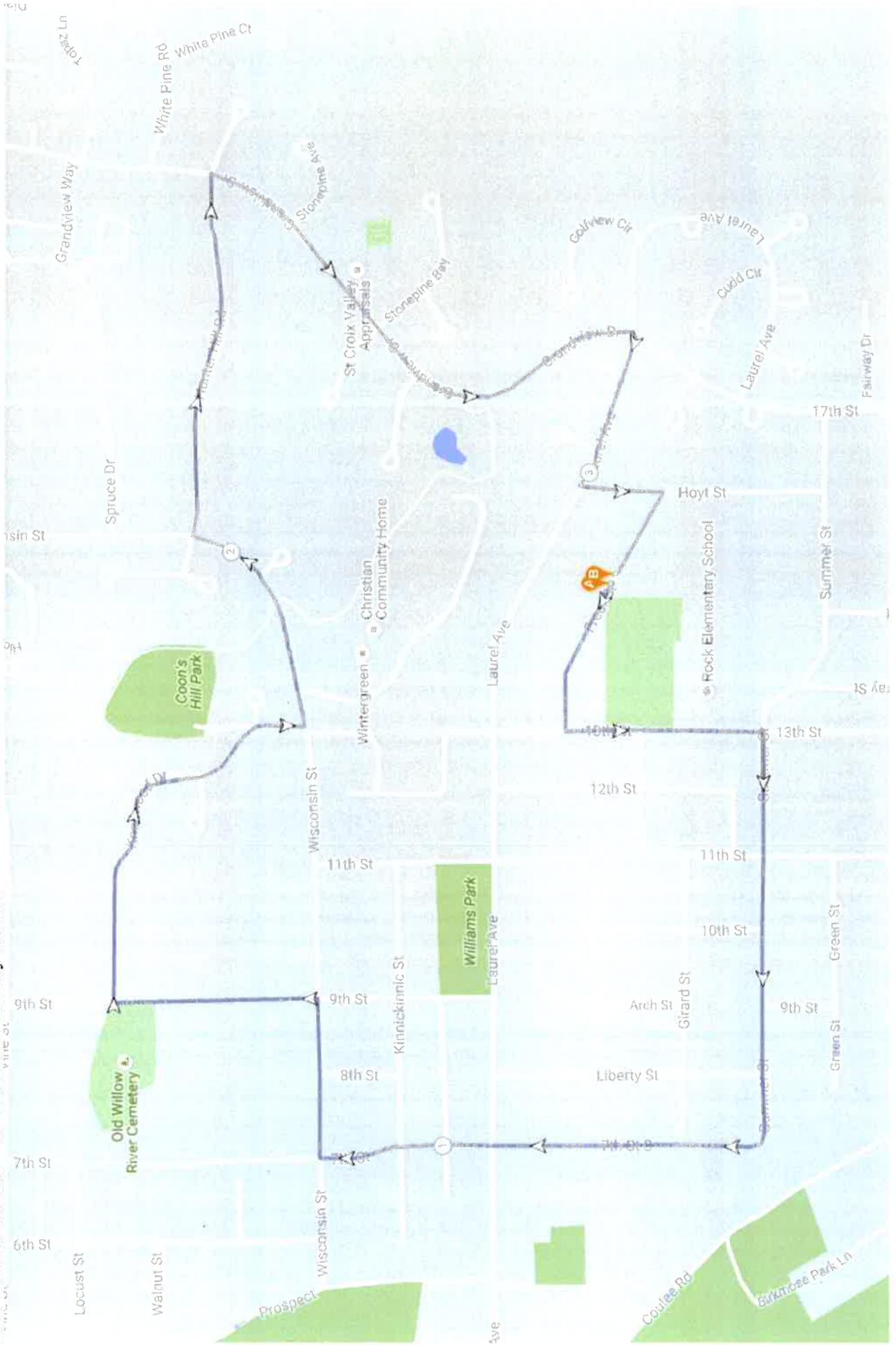
Attachments: Route Maps on 5k and 1 Mile Fun Run – E.P. Rock Elementary Fundraiser

erockpg@gmail.com
<https://www.facebook.com/EP-Rock-Elementary-School>

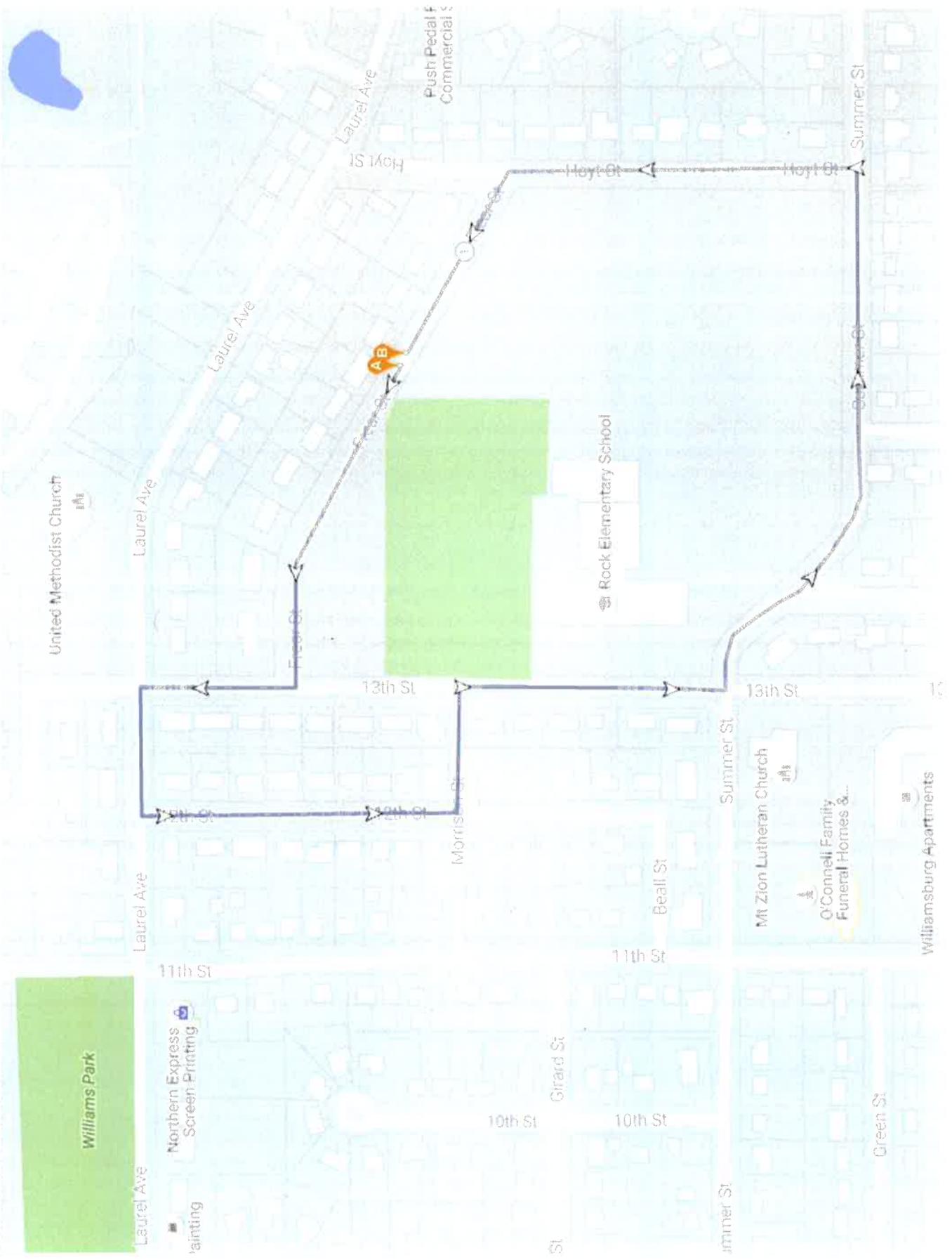


Check out our new website! Scan the code or visit <http://erockpg.weebly.com>

5K Fun Run Course – EP Rock Elementary School



1 Mile Fun Run Course



**CITY OF HUDSON
COUNCIL/COMMITTEE ISSUES**

7-1-14

Submitted to: Public Safety Committee

Date: 10/27/2016

Submitted by: Chief Marty Jensen

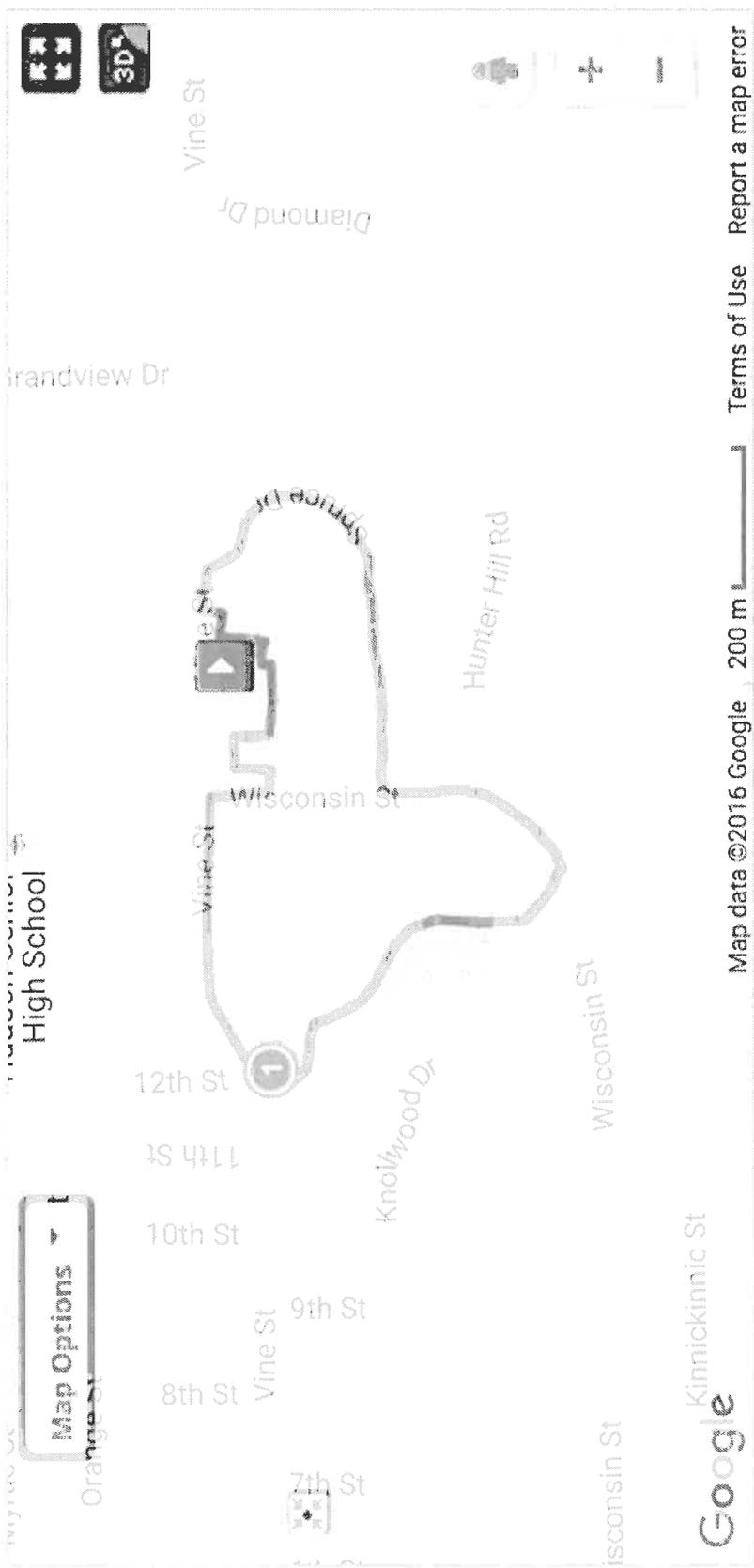
Regarding: St. Pat's Thanksgiving Day Fun Walk/Run

ISSUE: St. Patrick's Parish would like to hold a Thanksgiving Day 2.5K & 5K fun walk/run on November 24, 2016. The race would begin and end in the church parking lot and would run mostly around the church area. Attached is a map of the route and a letter explaining their race.

- **Legal aspects:** None
- **Budget Impact:** None
- **Past History:** None
- **Other Pertinent Data:** None

STAFF RECOMMENDATION: Approve Race

COMMITTEE RECOMMENDATION: MOTION by Hall, SECOND by Alms to recommend approval of the St. Pat's Thanksgiving Day Fun Walk/Run on November 24, 2016 9:00 a.m. to 10:30 a.m. MOTION CARRIED.



High School

Orange St

12th St

11th St

10th St

9th St

8th St

7th St

Vine St

Diamond Dr

Grandview Dr

Spruce Dr

Vine St

Wisconsin St

12th St

11th St

10th St

9th St

8th St

7th St

Knollwood Dr

Hunter Hill Rd

Wisconsin St

Wisconsin St

Kinnickinnic St



Map data ©2016 Google 200 m Terms of Use Report a map error



You are invited to join Father John and your fellow Saint Patrick parishioners immediately following the 8:00am Mass on Thanksgiving morning for a



Thanksgiving 2.5K or 5k Walk/Run



• **Date:** Thursday, November 24, 2016

- **7:30-8:00am** - Registration begins (break from 8-9 for Mass),
- **9:00-9:15am** - Registration Continues
- **9:15am** - Race begins!

• **Snacks** will be provided following the run/walk in the lower level social hall.

• **Cost:** Free Will Donation, along with a non-perishable food item for the food shelf

• **Child care:** Free will donation for child care will be available

• **Prizes** awarded for the top three finishers.

• Runners and walkers are welcome. Baby strollers are permitted on course. No bikes, roller-blades etc. or dogs will be allowed on the race course for the safety of all participants.

• All proceeds from this event will go to benefit the Middle School and High School Youth Ministry programs.

• Registration forms are available in the back of the church.

Waiver statement: In consideration of your accepting this entry, I the signee, intending to be legally bound, hereby, for myself, my heirs, executors, and administrations, waive and release any and all rights and claims for damages I may have against St. Patrick Parish, or their sponsors, officials, workers, representatives, successors, assigns, for any and all injuries suffered by me in the event. I also give event planners and organizers the right to use my photograph for any marketing purposes in subsequent years and make no claims for rights, fees or royalties.

Participant's Signature: _____ Date: _____

If Under 18, Parent or Guardian Signature: _____
Date: _____



SAINT PATRICK PARISH
THE CATHOLIC COMMUNITY OF HOOSON, WISCONSIN



SAINT PATRICK PARISH

THE CATHOLIC COMMUNITY OF HUDSON, WISCONSIN

Dear City Council and City of Hudson Safety Committee Members:

We at Saint Patrick Parish of Hudson are writing to submit a request to present an item for consideration at the next City of Hudson Public Safety Committee meeting for the November 2016 meeting.

On behalf of the Saint Patrick Parish, we would like to submit a request to coordinate an informal untimed 2.5K & 5K fun run/walk on the morning of Thanksgiving Day, November 24, 2016 (adopted from our annual event during the church's Fall Fest). The 2.5/5K participants will register on the property of St. Patrick Parish and then proceed to the starting line on our property near the main church entrance, under the overhang with a start time of approximately 9:15 am and conclude approximately around 10:30 am Thanksgiving Morning.

We will have crossing/safety guards at the church's north exit and the turn lane into Summer Pines onto Spruce Drive (going south into the townhome development), on Wisconsin and Spruce Drive, Hunter Hill and Wisconsin, Wisconsin and trail entrance to the north towards Vine Street (behind Hunter Hill townhomes), and two crossing guards on Vine Street and Wisconsin. We will also have the west entrance of Saint Patrick Parish closed on Wisconsin for safety of the runner/walkers. We will have a water station on site at Saint Patrick Parish. One loop of the course is 2.5 K and two loops will total a 5K. We will contact Public Works to get barricades and cones to utilize for additional course safety.

Please contact me if there are any further questions before the next meeting.

Sincerely,

Katie Waldal & Fellow Committee Members
Thanksgiving Day 2.5/5K Fun Run/Walk

715-781-5399
skwaldal@hotmail.com

COUNCIL/COMMITTEE ISSUES

SUBMITTED TO: FINANCE COMMITTEE/COMMON COUNCIL **DATE:** 11/14/2016

SUBMITTED BY: KAREN DUCHOW

REGARDING: TEMPORARY CLASS "B" (beer) and "Class B" (wine)
BEVERAGE LICENSE APPLICATION FOR HUDSON HOCKEY BLUE LINE CLUB

ISSUE: The Hudson Hockey Blue Line Club has submitted an application for a Temporary Class "B" (beer) and "Class B" (wine) license and requests approval to serve beer and wine at the Hockey Alumni Game at 1820 Hanley Rd on 12/23/16.

RECOMMENDATION: Consider approving the Class "B" (beer) and "Class B" (wine) license application for the Hudson Hockey Blue Line Club on December 23, 2016 from 6:00 to 10:00 p.m.

COUNCIL/COMMITTEE ISSUES

SUBMITTED TO: COMMON COUNCIL

DATE: 11/14/2016

SUBMITTED BY: KAREN DUCHOW

REGARDING: REQUEST TO AMEND THE ALCOHOL PREMISES
DESCRIPTION AT HAG, INC

ISSUE: Michael Murphy has filed a written request (see attached letter) to amend the premises description for the “Class B” Retail License at Hag, Inc. D/B/A Pudges Bar located at 302 2nd Street. Present description is Alcohol is served and files stored on premise on first floor, basement and cave at 302 and 304 2nd St. Main level and outdoor patio/garden area 21.8 ft north/south and 28 ft wide from public sidewalk easterly, with no amplified music unless approved by council. According to the Municipal Licensing and Regulation of Alcohol Beverages Manual, it is within the discretion of the governing body to approve or disapprove the change.

If the premises description change is approved, the current license will need to be turned in when the amended license is picked up; it must be posted on the premises.

RECOMMENDATION: Consider approving the request to amend the alcohol premises description for Hag, Inc. to include: Alcohol is served and files store on premises on first floor, basement, second floor, at 302 and 304 2nd St., including porches on first and second floors of 302 2nd St. and deck of 304 2nd St. that runs 21.8 ft north/south and 28 ft easterly wide from public sidewalk on west, a smoking garden on east side of building running 18 ft west/east and 35 ft north to south.

Contingent on approval by the Building Inspector, Fire Inspector and Police Chief.

As submitted by Michael Murphy of Hag, Inc. DBA Pudge’s Bar.

Memo

To: City Council
From: Chief Marty Jensen
CC:
Date: 10/27/16
Re: Jonathan Houareau Permit Denial

I am recommending that the city council deny an operator's license to sell and/or dispense alcoholic beverages to Jonathan Houareau. This denial is due to Mr. Houareau's history of alcohol convictions. Also Mr. Houareau did not list all violations he had been convicted of on his application form.

3-DWI's on history: MN-10/12/2012 & WI-01/13/2011 & 08/10/2016

**CITY OF HUDSON
Council/Committee Issues**

**ITEM
New Business**

Common Council – November 14, 2016

Submitted to: **Common Council**

Date: November 9, 2016

Submitted by: **Dennis Darnold, CDD**

Regarding: **Amendment to Heritage Greens planned residential development / conditional use permit to allow the land use designations for Outlots 4 and 6, Heritage Market from residential and limited residential (multiple family) and commercial to one- and two-family residential – Creative Homes Inc.**

ISSUE: Creative Homes Inc. has requested an amendment to conditional use permit (CUP) for the Heritage Greens planned residential development to change the designated land uses from Residential and Limited Residential and Commercial per the 2008 amendment to One- and Two-family Residential. The areas of the requested amendment are Outlots 4 (3.82 acres) and 6 (1.49 acres), Heritage Market. The proposed amendment will change the allowed density in the two outlots from 132 (family) or 164 (senior) multiple family residential units and up to 10,700 sq. ft. of commercial building area to eight (8) one-family residential dwellings and 28 two-family dwellings (36 total dwellings and 22 total structures). Access to the structures will be to/from Tribute Avenue, Linden (private street), Heirloom and Heritage Boulevard and with internal private streets. Creative Homes proposes to remove existing on-street parking that was initially intended to serve the commercial areas.

STAFF RECOMMENDATION: (see committee recommendation)

COMMITTEE RECOMMENDATION: Recommends approval of the proposed amendment to the Heritage Greens planned residential development conditional use permit per the application of Creative Homes Inc. with the following conditions:

- Development limited up to two (2) one-family structures and 14 two-family structures (28 units) on Outlot 4 and six (6) one-family structures on Outlot 6.
- Dimensional setbacks and height of structures (See back side of this issue sheet)
- Subdivision approval.
- Amendments to Land Use Site Plan 10, Notes for Land Use Site Plan 10, Heritage Market Place Parameters and Heritage Market Defined Land Use Parcels as approved in July 2008 or subsequent amendments. (See back of this issue sheet)

Note: Full recommendation is shown on back of this page.

Amendment to Heritage Greens planned residential development / conditional use permit

Recommends approval of the amendment to the conditional use permit per the application of Creative Homes with the following conditions:

- Development limited up to two (2) one-family structures and 14 two-family structures on Outlot 4 and six (6) one-family structures on Outlot 6.
- Dimensional setbacks and height restrictions for the residential units will be for one- and two- family structures on Outlot 4:
 - Minimum front yard setback – 15' and 20' to the garage
 - Minimum side yard setback – combined 10' setback with a minimum of 3' on one side setback on the other side yard
 - Minimum rear yard setback – 25'
 - Minimum side yard setback from public or private streets – 10' (20' with garage door on side street)
 - Maximum building height – 35'
- Dimensional setback and height restrictions for the residential units for one-family structures on Outlot 6:
 - Minimum front yard setback – 15' and 25' to the garage
 - Minimum side yard setback – 5'
 - Minimum side yard setback from private or public streets – 15' (25' with garage door on side street)
 - Minimum rear yard setback – 30'
 - Maximum building height – 35'
- Subdivision approval

(Note: The following are proposed amendments to Land Use Site Plan 10, Notes For Land Use Site Plan 10, Heritage Market Parcel Parameters and Heritage Market Defined Land Use Parcels as approved in July 2008 or subsequently amended)

- Cumulative commercial area – 2.5 acres and 27,800 sq. ft. of commercial building area
 - Areas previously noted as parcels P4 and P5 will be limited as such:
 - Two (2) single-family and 14 two-family structures (30 total dwelling units)
- Land use restrictions noted in previous conditional use permit standards to be amended to:
 - Areas previously noted as parcels P6 and P7 will be limited as such:
 - 32 multiple family senior dwelling units and six (6) one-family structures
 - Total housing units in the Heritage Market area will be limited to 102 total units
 - P4 and P5 will be limited to one- and two-family residential
 - P6 and P7 will be limited to the existing 32 unit senior multiple family development and six (6) one-family residential units
- General use classifications:
 - One-family residential – P1, P2, part of P6, P7 – P11, 9.91 acres (total - 36 one-family residential units)
 - One- and two-family residential – P4 and P5, 3.82 acres (2 one-family and 28 two-family units / 30 total units)
 - Residential – Part of P6, 0.892 acres (total- 32 senior multiple family residential units)
 - Limited Residential – P3, 0.684 acres (15 supportive / disabilities multiple family residential units)
 - Commercial – P12, 2.5 acres (27,800 sq. ft. of building area)

OVERVIEW/LOCATION

Creative Homes, Inc. is requesting approval for a change in land use for Outlot 4(3.812 acres) and Outlot 6(1.489 acres) in Heritage Market. The proposed land use request is for paired homes and single family lots, which is within the limits of the Planned Residential Development (PRD2). No change in zoning is being requested.

The Planned Residential Development for Outlot 4 is proposed as 30 paired homes. Outlot 4 is bordered on the North and Northwest by Heritage Greens Second Addition, to the East by Heirloom Ave., to the West by single family lots in Heritage Greens Tribute Corner and a multi-family building located on Lot 1 of Heritage Market and to the South by single family homes in the Heritage of Hudson. Development on the 3.812 acre parcel will consist of 30 new lots. The proposed overall density of the parcel is 7.9 units per acre. The paired homes are a proven product that is in high demand for first time buyers to empty nesters with little to no inventory within the City of Hudson.

The Planned Residential Development for Outlot 6 is proposed as six single family homes. Outlot 6 is bordered on the North by Heritage Cottages of Hudson Phase II, on the West by a multi-family building located on Lot 2 of Heritage Market, and on the East and South by single family homes in Heritage of Hudson. Development on the 1.489 acre parcel will consist of 6 new lots. The proposed overall density of the parcel is 4.0 units per acre.

The PRD boundaries for outlot 4 & outlot 6 are shown on plan sheets C1.0 & C1.1.

PATTERN OF PUBLIC AND PRIVATE STREETS

The roadways within outlot 4 will be private streets. Every unit will have a two car garage and room in front of the garage to park.

Outlot 6 will have lots fronted on Heritage Boulevard, a public street. The single family homes will have a minimum of a two car garage and room in front of the garage to park. There will also be parking available on the public street.

UTILITY FEASIBILITY

The water and sewer are available and have been sized accordingly during the development of Heritage Greens subdivision. Water and sewer will be extended into the proposed development.

RECREATIONAL/OPEN SPACE

The subdivision has access open space and parkland dedicated during the platting of previous subdivisions.

PROJECT TEAM

DEVELOPER: Creative Homes
ENGINEER/SURVEYOR: Auth Consulting & Associates

Both Outlot 4 and Outlot 6 are currently under contract by Creative Home Construction Investments, LLC.

SCHEDULE/PHASING

It is anticipated that roadway and utility construction will begin upon approval of the development and will be completed as one phase. Construction is estimated at 4-6 weeks for the roadway and utility work.

ORGANIZATIONAL STRUCTURE

The lots in outlot 4 will have an association responsible for the private drive maintenance. These homes will be added to the existing 26 home Home Owners Association which provides financial benefit to all the paired home residents. Each lot in Outlot 6 will be owner maintained with no association.

BUILDING PLAN/TYPE/LAYOUT

Included is a typical elevation of the paired twin homes shown on Outlot 4. Outlot 6 will be single family homes with the house footprint and elevation determined at building permit application.

HERITAGE GREENS 3RD ADDITION
 CREATIVE HOMES CONSTRUCTION INVESTMENTS, LLC
 CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN
 SITE PLAN

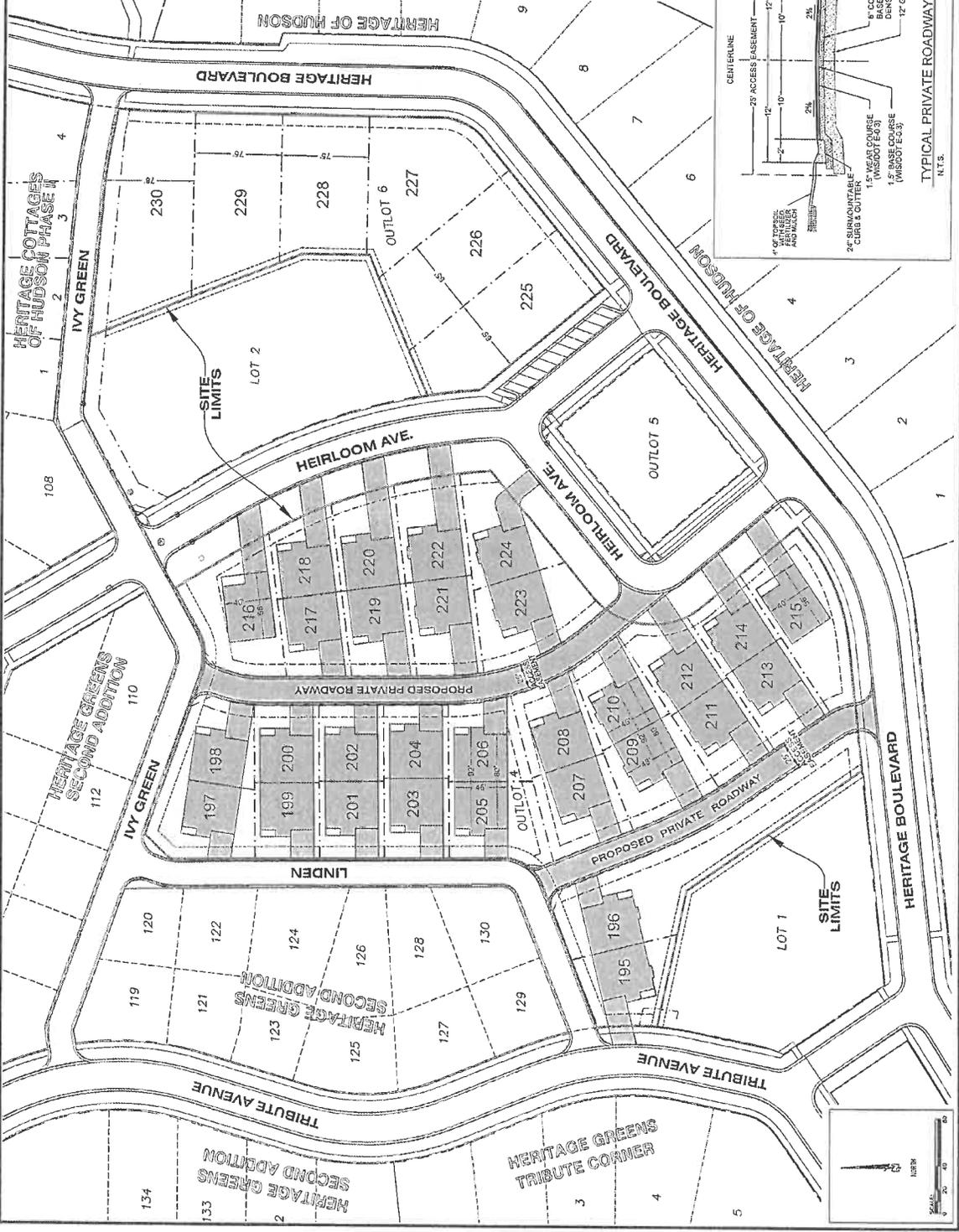
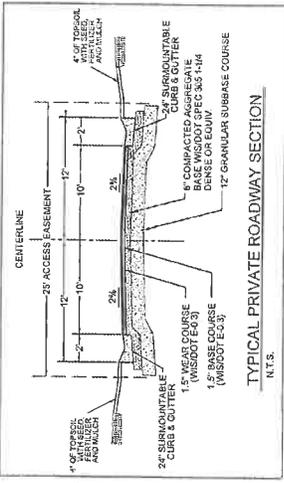


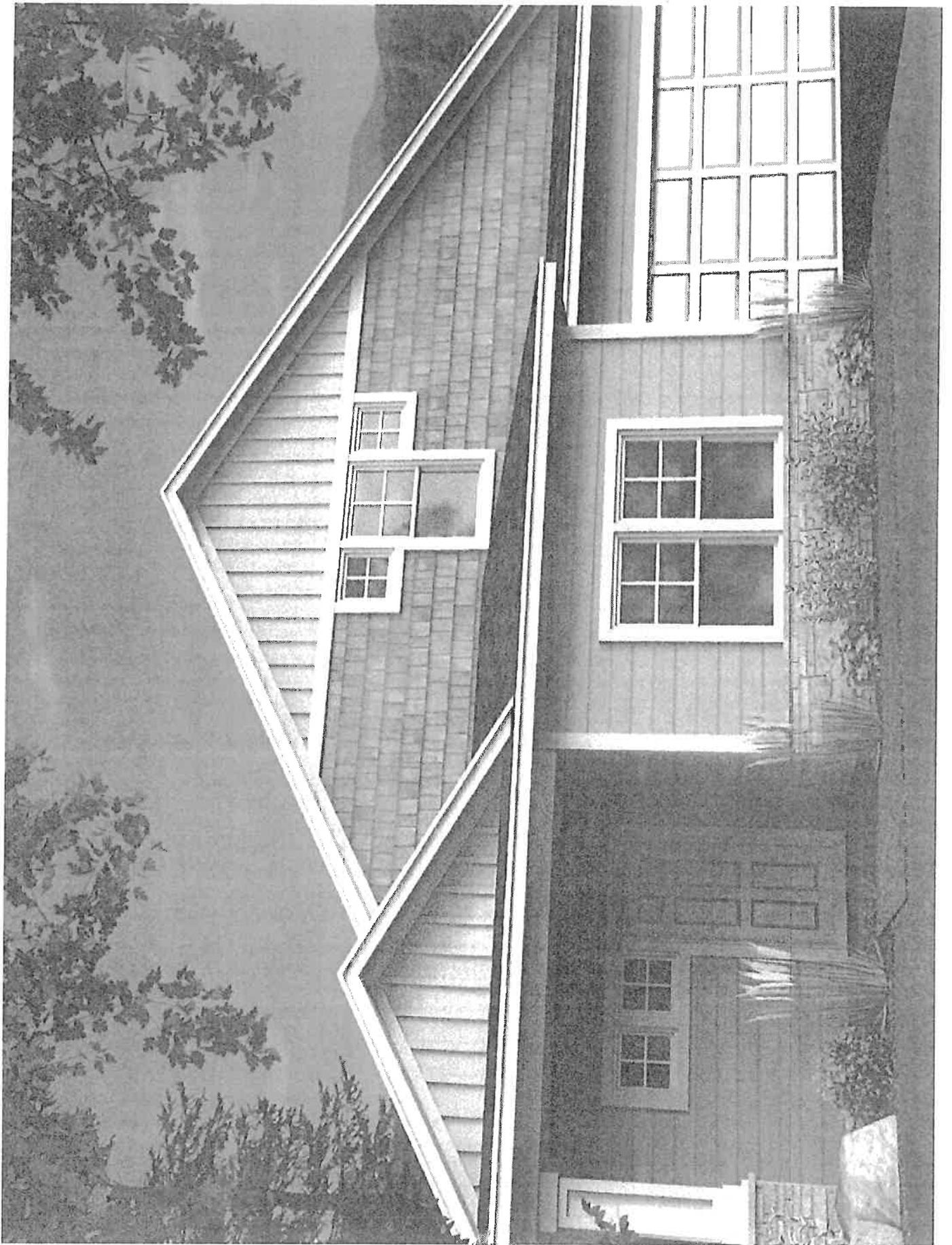
Aulic Consulting Associates, Inc.
 1415 W. WISCONSIN ST., SUITE 200
 MADISON, WI 53704
 TEL: 608-261-1111
 FAX: 608-261-1112
 www.aulicconsulting.com

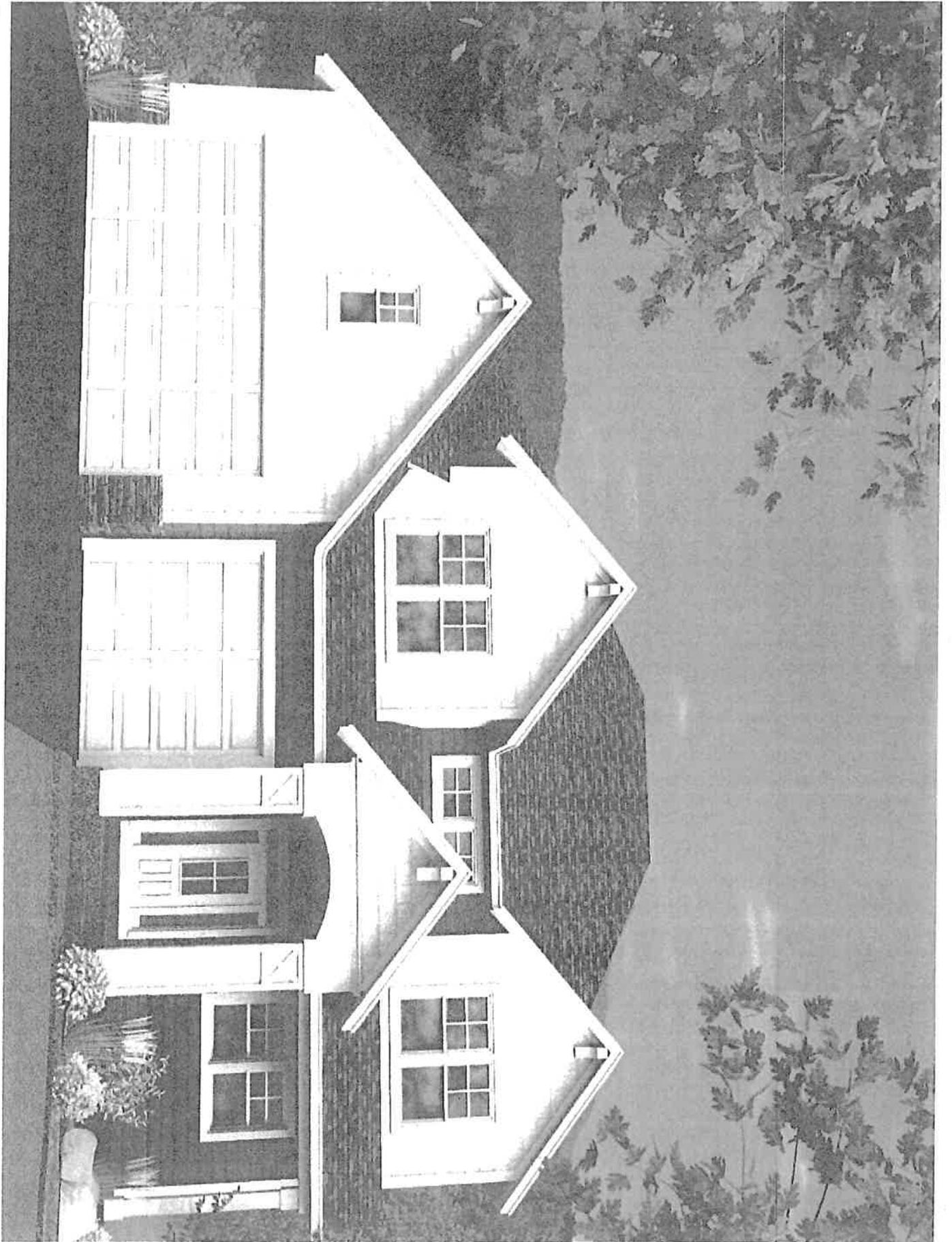
DATE:	12/03/15
APPROVED BY:	DAVID PHILLIPS
CHECKED BY:	ZPF
DESIGNED BY:	ZPF
PROJECT NO.:	15-002
CLIENT:	CREATIVE HOMES CONSTRUCTION INVESTMENTS, LLC
DATE:	10/05/16
REVISION:	REVISED FOR REVIEW
DATE:	10/05/16

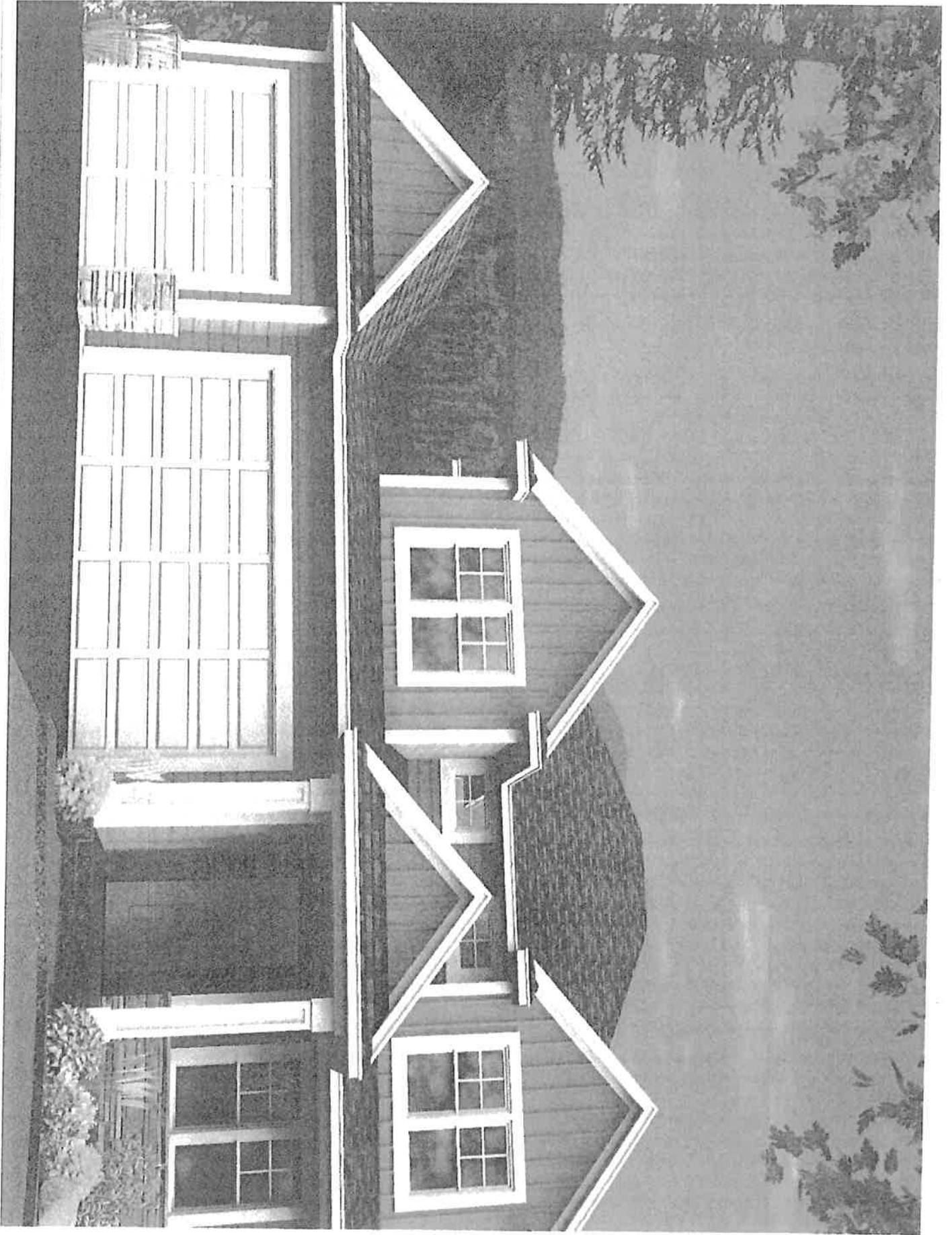
LEGEND

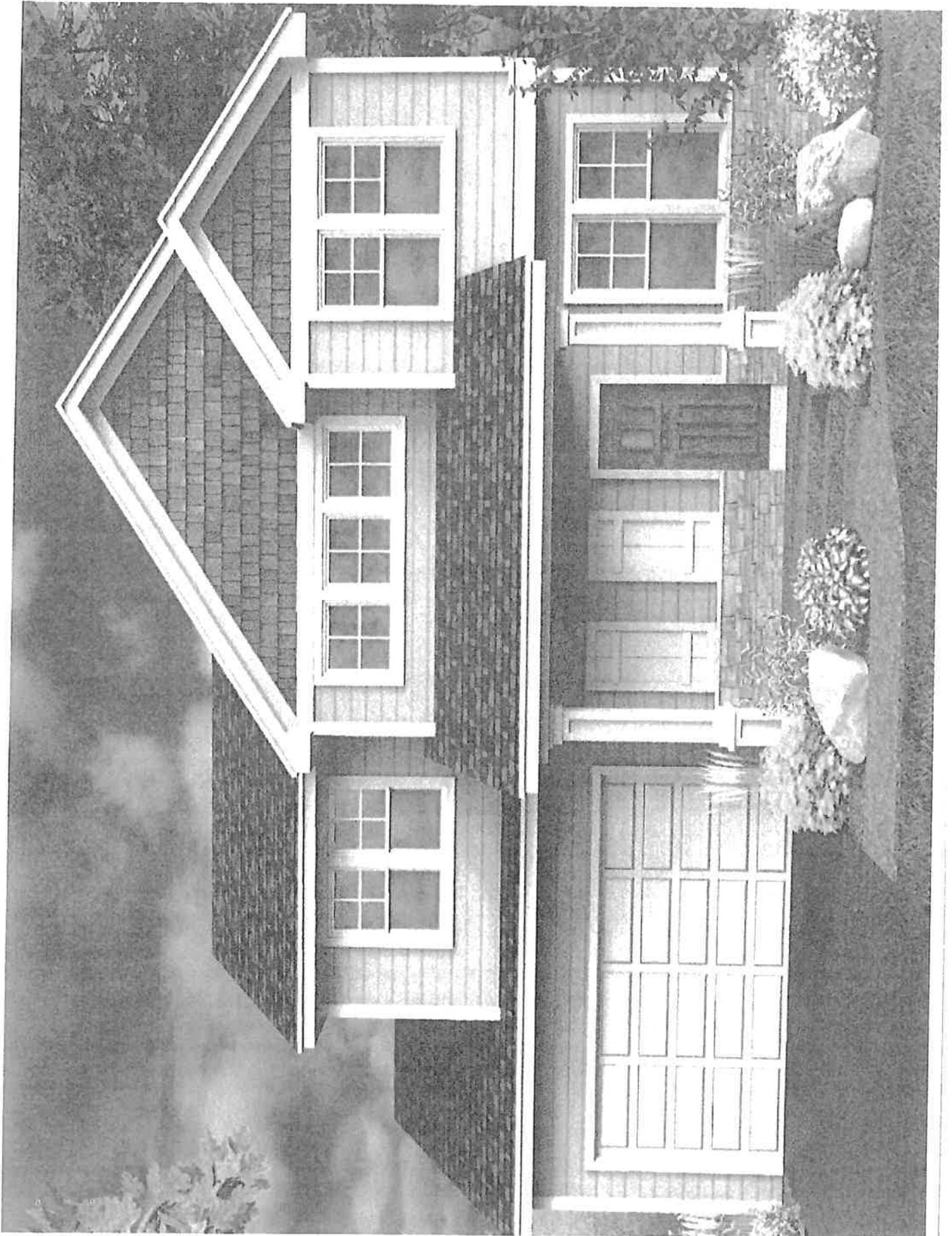
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY (R.O.W.)
- EXISTING UTILITY & DRAINAGE EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED LOT LINE
- PROPOSED DRAINAGE AND UTILITY EASEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED 2" CONCRETE CURB AND GUTTER
- PROPOSED BUILDING











**CITY OF HUDSON
Council/Committee Issues**

**ITEM
New Business**

Common Council – 11-14-16

Submitted to: **Common Council**

Date: **November 8, 2016**

Submitted by: **Dennis Darnold, CDD**

Regarding: **Request by Lori and Ron Neumann, 911 Vine Street to use part of Outlot 215 at the northwest quadrant of Vine and 10th streets for off-street parking (use agreement / easement)**

ISSUE: Lori and Ron Neumann, 911 Vine Street request to be able to use part of the city's property at the northwest quadrant of Vine Street and 10th Street for off-street parking. This would allow the Neumanns to park vehicles off of Vine Street. This area generally remains as open space. Construction debris was landfilled many years ago in the city parcel. An off-street parking area, as proposed by the Neumanns, will not disrupt the landfill area.

The Neumanns request use of a ten (10) foot area east of their garage. I respectfully suggest that the city allow the area to be expanded to 18 feet in width to allow more flexibility to park and access their vehicle(s) and plow the area during the winter months. The area I suggest the city to allow the off-street parking area is the west 18 feet of the south 50 feet of Outlot 215 (city parcel) and that the parking area not allowed to be closer to than five feet to the east line of the easement and five feet to the north line of the easement; this to allow snow to plowed and remain in the easement area. This is the area adjacent to the existing Neumann garage. The city parcel extends an additional 22 feet area further to the north; however that area comprised of trees and steep slope.

There is a tree on the Neumann property with a large branch that extends easterly over the city parcel. I think the city should allow the Neumanns to remove the branch if that is their desire.

Also the Neumanns should also be responsible for maintaining the sidewalk during the winter months for the 18 foot east of their lot.

Attached is a draft agreement regarding use of city property for the use of the west 18 feet of the south 50 feet of Outlot 215 for off-street parking and a letter and sketch plan received from the Neumanns.

STAFF RECOMMENDATION: Recommend allowing use of the west 18 feet of the west 50 feet of Outlot 215 as noted above and in the draft use agreement.

COMMITTEE RECOMMENDATION: Not applicable.

**AGREEMENT REGARDING USE OF
CITY PROPERTY**

Title of Document

AGREEMENT, entered into this ___ day of _____, 2016, by and between the city of Hudson, a Wisconsin Municipal Corporation (hereinafter known as the "CITY") and Ronald W. Neumann and Lori L. Neumann, in the city of Hudson, Wisconsin (hereinafter known as the "PROPERTY OWNER").

WHEREAS, the PROPERTY OWNER is the owner of the following described real estate situated in the city of Hudson, St. Croix County, Wisconsin:

Hudson Assessors Plat Outlot 213, City of Hudson, St. Croix County, Wisconsin. Address of 911 Vine Street, City of Hudson, WI 54016

WHEREAS, the CITY is the owner of land adjacent to 911 Vine Street and described as Hudson Assessors Plat Outlot 215, addressed as 1005 Vine Street as shown on Exhibit A, and,

WHEREAS, the PROPERTY OWNER desires to make certain improvements on the area owned by the CITY, and,

NOW, THEREFORE, the parties hereto agree as follows:

1. The CITY hereby consents to the PROPERTY OWNER making the following improvements within the described easement area: off-street parking area limited to the south 50 feet of the west 18 feet of Outlot 215 and shall not be located closer than 5 feet from the east easement line and 5 feet from the north easement line.
2. The CITY's consent to construction of the above described improvements shall not in any manner limit the rights of the CITY to use the property, and the CITY shall not be liable for any claim or damage resulting to any improvements which the PROPERTY OWNER may place on the property.
3. The PROPERTY OWNER agrees that if any improvements are damaged through exercise by the CITY of its rights, the PROPERTY OWNER shall remain responsible for replacement or restoration of such improvements.
4. The PROPERTY OWNER agrees that the easement area will be properly maintained and in good repair.
5. The CITY retains the right to have the improvements removed or relocated outside the CITY property at the expense of the PROPERTY OWNER if the CITY determines that the CITY's needs require such removal or relocation.
6. The PROPERTY OWNER shall defend, indemnify, and hold harmless the CITY from any claims against the CITY for damages of any kind arising out of the installation of the improvements on the property.
7. The terms of this Agreement shall bind the parties, their successors and assigns.

PROPERTY OWNER(S):

CITY OF HUDSON:

BY: Ronald W. Neumann

Rich O'Connor, Mayor

Lori L. Neumann

ATTEST BY: Devin Willi, Acting City Clerk

Subscribed and sworn to before me this ___ day of _____, 2016

Subscribed and sworn to before me this ___ day of _____, 2016

County, State of _____

County, State of _____

Notary Public

Notary Public

My commission expires _____

My commission expires _____

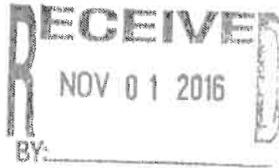
Recording Area

Name and Return Address

DRAFTED BY:
CITY OF HUDSON
505 THIRD ST
HUDSON WI 54016-1694

236-1509-00-000/236-1511-00-000

Parcel Identification Number (PIN)



10-31-16

To Whom It May Concern,

My wife and I own and live in the house at 911 Vine Street in Hudson.

We would like to request from the City of Hudson, an easement which would allow us to create a gravel off-street parking area on the east side of our garage which would extend 10 feet onto the City of Hudson's property.

We understand that we could be asked to remove this parking area at any time under the terms of the easement and are agreeable to that.

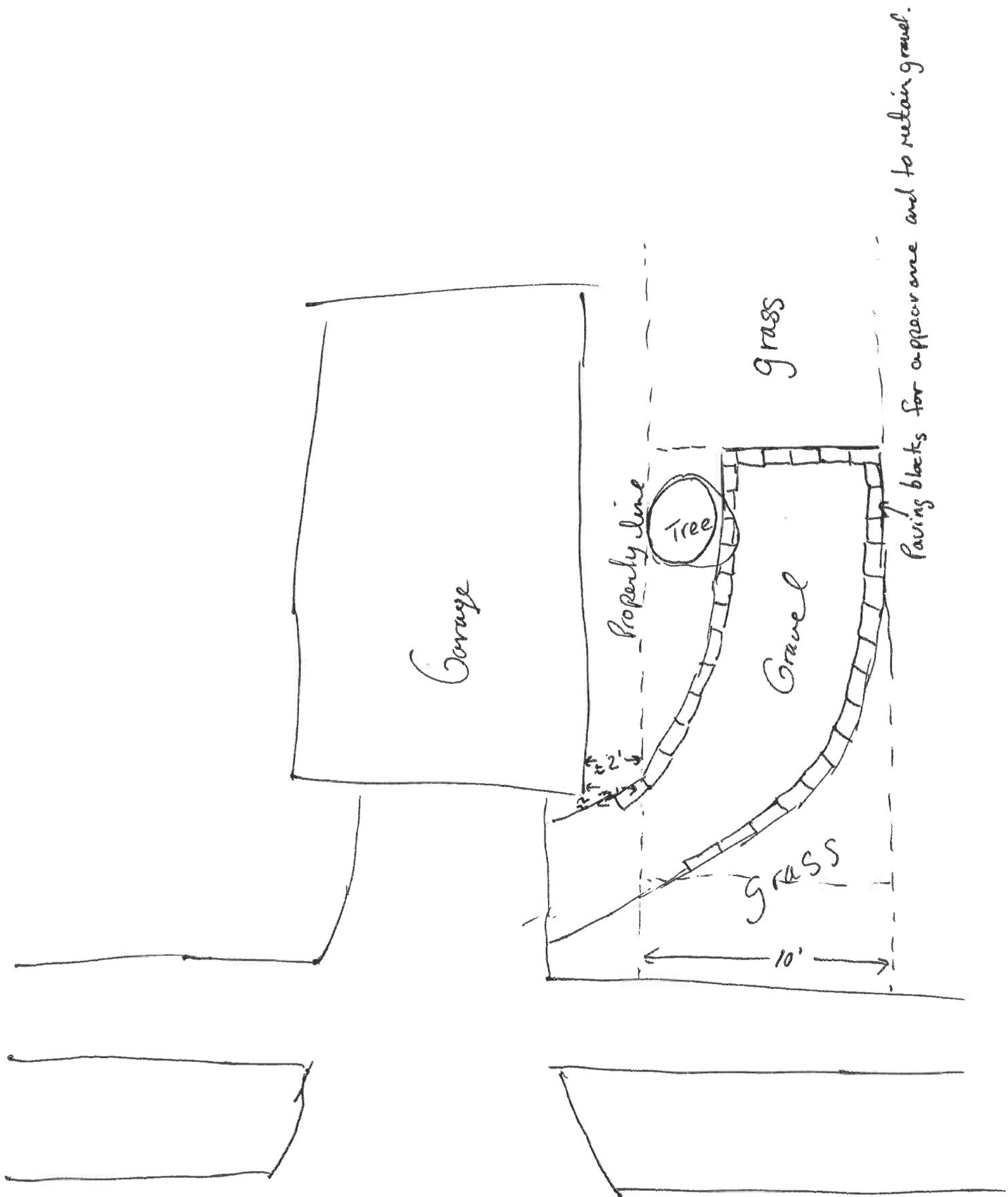
We also understand that we cannot build any structure in association with the parking area and are agreeable to that as well.

The off-street parking would make it safer for us, passerbys and our vehicles and we would greatly appreciate the City of Hudson's consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Neumann". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ron Neumann



Paving blocks for appearance and to retain gravel.

Vine St

**CITY OF HUDSON
Council/Committee Issues**

**ITEM
New Business**

Common Council – Nov. 14, 2016

Submitted to: **Common Council**

Date: **November 9, 2016**

Submitted by: **Dennis Darnold, CDD**

Regarding: **Request by School District of Hudson to discontinue / vacate part of unimproved Fillmore Street right of way and alley ways located south of Oak Street and east of 11th Street**

ISSUE: Please see attached letter from school district superintendent Nick Ouellette requesting the city of Hudson to vacate / discontinue the unimproved right of way of Fillmore Street and alley ways within the property recently purchased by the school district located at the southeast quadrant of Oak Street and 11th Street.

STAFF RECOMMENDATION: I recommend that Common Council initiate the process to vacate the street right of way and alleyways on the school district property. If the Council authorizes to initiate the process of discontinuing the dedicated right of ways I can prepare a resolution for first reading on Nov. 21, which if approved, will initiate the process of the city review and consideration. The required public hearing, due to hearing notice requirements, cannot be scheduled any sooner than the second meeting in January, 2017 (January 23).

Please understand the resolution would only initiate the process of review and would not obligate the Common Council to vacate the right of ways.

COMMITTEE RECOMMENDATION: Not applicable.



October 25, 2016

City of Hudson
Attn: Dennis Darnold
503 3rd Street
Hudson, WI 54016

Dear Mr. Darnold,

Hudson Schools recently purchased property off of the corner of 12th and Oak Street in Hudson, Wisconsin to support of the development of the High School Site. The attached map, Exhibit A, highlights the areas that we would like the City of Hudson to vacate that includes a portion of Fillmore Street and the alley that is adjacent to Fillmore Street

We would appreciate a response with the appropriate process measures and timeline that would be needed to vacate the area highlighted in Exhibit A.

If you would like to set up a time to meet or a conference call to discuss further details or information that is needed, please feel free to contact me at 715-377-3702 or ouellette@hudson.k12.wi.us.

Sincerely,

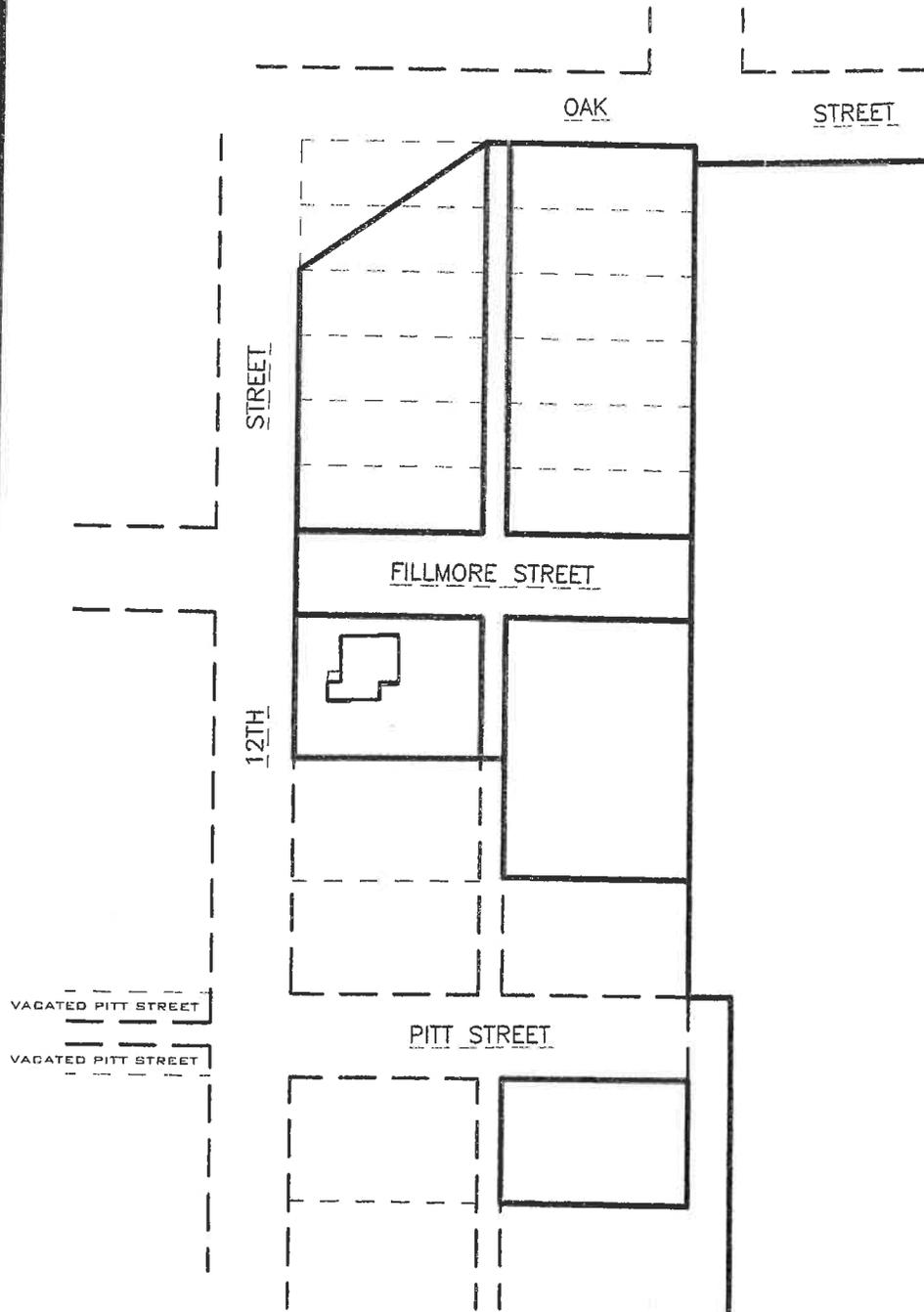
Nick Ouellette, PhD.
Superintendent
Hudson School District
Enclosure



EXHIBIT A

STREET VACATION

RECEIVED
OCT 27 2016



NOTE:

**SHADED AREA PROPOSED
TO BE VACATED**



Civil Engineering
Land Surveying
Landscape Architecture
Donald J. Buza, PLS #2338
5709 Winay Drive, Suite D
Stevens Point, WI 54482

THIS INSTRUMENT WAS DRAFTED BY DONALD BUZA
AND DRAWN BY TRAVIS OLDS

FIELD BOOK -- PAGE --
JOB # 16,468

SHEET 1 OF 1 SHEETS

CITY OF HUDSON
COUNCIL/COMMITTEE ISSUES

SUBMITTED TO: Common Council **DATE:** November 10, 2016

SUBMITTED BY: Scott St. Martin, Fire Chief

REGARDING: SCBA Purchase

ISSUE: The fire department has a need to replace all their SCBA's because they are outdated and have an extreme amount of maintenance that needs to be done. We advertised for bids and received one quote from that advertisement.

BUDGET: \$245,000.00 was allocated in the 2015-16 capital budget to purchase SCBA's.

RECOMMENDATION: I recommend that we purchase the SCBA's from 5-Alarm Fire and Safety Equipment at a cost of \$237,048.81 which is under budget. If prepaid by 12/1/16, for delivery in January 2017, there would be a savings of \$2,300 from the above quote.



FIRE AND SAFETY EQUIPMENT, LLC.
PROTECTING AMERICA'S HEROES

350 Austin Circle
Delafield WI, 53018-2171
Phone: (262) 646-5911 Fax: (262) 646-5912
Toll-Free: (800) 615-6789
Web: www.5alarm.com

QUOTE

Number 161003-0

Quote Date 09/23/2016

Page 1

Bill to: HUDSON FIRE DEPT
222 WALNUT ST
HUDSON, WI 54016-1540

Ship to: HUDSON FIRE DEPT
222 WALNUT ST
HUDSON, WI 54016-1540

Phone: (715) 386-4765 Fax: (715) 386-5862
Email: SSTMARTIN@CI.HUDSON.WI.US

Phone: (715) 386-4765 Fax: (715) 386-5862
Email: SSTMARTIN@CI.HUDSON.WI.US

Cust Code	Ordered By	Salesman	Job/Rel#	Customer PO	Wanted Date
1162	SCOTT ST. MARTIN	GERRY FLEISHER		MSA G1	09/23/2016
Entered By		Ship Via		Terms	
Sheila Sciortino		UNITED PARCEL SERVICE		NET 10	

Customer/Order Instructions

FIRST, SECOND, and THIRD YEAR (2017,2018,2019) FLOW TEST ON 32 G1 SCBA'S W/ A TOTAL OF 60 FACEPIECES - NO CHARGE. \$5580.00 VALUE.

INITIAL ORDER FIT TEST - NO CHARGE. \$450.00 VALUE

Quantity	U/M	Item #	Description	Price	Extension
32	EA	SPECIAL ITEM	A-G1FS-441MF2C2LAR MSA G1 NON ADJ. BACKREST W/QUICK CONN BUDDY BREATHER, LITHIUM BATT	4787.9566	153214.61
64	EA	10127945-SP	MSA H-45 SUPERLITE CARBON CYL	769.3000	49235.20
60	EA	A-G1FP-FM1M4C1	G1 FACEPIECE- MED 4 PT ADJ., CLOTH, FIXED PTC	272.1950	16331.70
3	EA	10169711	MSA G1 RIT SYSTEM 4500 W/FCPC, REGULATOR, 6' QFILL & EXTEND- AIRE II SYSTEMS, REMOTE GAUGE, URC.** W/60 MIN CYLINDER	4699.1000	14097.30
1	EA	10158385	MSA G1 CHARGING STATION-6 BANK	495.0000	495.00
3	EA	10148741-SP	MSA G1 LITHIUM BATTERY PACK	275.0000	825.00
6	EA	10162403	MSA G1 QUICK CONNECT ADAPTER FOR FILL STATION (10158408)	475.0000	2850.00

SubTotal 237,048.81

Total 237,048.81

SHIPPING CHARGES EXTRA
PRICE GOOD FOR 30 DAYS OR UNTIL MFG. PRICE INCREASE.



FIRE AND SAFETY EQUIPMENT, LLC.

Protecting america's heroes

NUMBER: 161003
 DATE: 11/9/2016
 TAXABLE: N

INVOICE

SOLD TO: HUDSON FIRE DEPT
 222 WALNUT STREET
 HUDSON, WI 54016

SHIP TO: HUDSON FIRE DEPT
 222 WALNUT STREET
 HUDSON, WI 54016

Entered By: SHEILA

ORDER #	ORDER DATE	CUSTOMER #	SALESPERSON	PO #.	TERMS
161003	11/9/2016	1162	GERRY FLEISHER	MSA G1	NET 10

CUSTOMER / ORDER INSTRUCTIONS

FIRST, SECOND, and THIRD YEAR (2017, 2018, & 2019) FLOW TEST ON 32 G1 SCBA'S W/ A TOTAL OF 60 FACEPIECES - NO CHARGE. (\$5580.00 VALUE)
 INITIAL ORDER FIT TEST - NO CHARGE. (\$450.00 VALUE)

QTY ORDERED	QTY SHIPPED	QTY B/O	ITEM NUMBER	5-ALARM PRODUCT DESCRIPTION	UNIT PRICE	EXTENDED PRICE
32	32		A-G1FS-441MF2C2LAR	MSA G1 NON ADJ BACKREST W/ QUICK CONNECT BUDDY BREATHER, LITHIUM BATT	\$4,787.96	\$153,214.61
64	64		10127945-SP	MSA H-45 SUPERLITE CARBON CYLINDER	\$769.30	\$49,235.20
60	60		A-G1FP-FM1M4C1	MSA G1 FACEPIECE - MED 4 PT ADJ, CLOTH , FIXED PTC	272.20	16,331.70
3	3		10169711	MSA G1 RIT SYSTEM 4500 W/FCPC, REGULATOR, 6' QUICKFILL & EXTENDAIRE II SYSTEMS, REMOTE GAUGE, URC W/60 MIN CYL	4699.10	14,097.30
1	1		10158385	MSA G1 CHARGING STATION - 6 BANK	495.00	495.00
3	3		10148741-SP	MSA G1 LITHIUM BATTERY PACK	275.00	825.00
6	6		10162403	MSA G1 QUICK CONNECT ADAPTER FOR FILL STATION (10158408)	475.00	2,850.00

SUBTOTAL 237,048.81

EARLY PAYMENT DISCOUNT IF PAYMENT RECEIVED BY DECEMBER 1, 2016 (2,300.00)

TAX -

TOTAL \$234,748.81

2016

Hudson Area Public Library Update



Prepared by Tina Norris

Hudson Area Joint

Library 11/9/2016

Strategic Plan Accomplishments for 2016 & Goals for 2017

Goal 1—Increase Private Support

Outcomes to date:

- a. Hudson Area Library Foundation has been determined to be the lead fundraising organization for the Hudson Area Library Foundation.
- b. Hudson Area Library Foundation has worked with Library Strategies to develop a comprehensive 3-year fundraising plan.
- c. The Library Foundation had a successful annual appeal in 2015, and has launched the 2016 annual appeal.
 - 1.) The Foundation provided the library with a \$4,000 grant for the 2016 Summer Reading Program.
 - 2.) The Foundation has provided a grant of \$10,300 for the development of a MakerSpace, to be known as *iLabs @ the Hudson Area Public Library*.
 - 3.) The Foundation has provided a grant of \$3,695 for the development of Small Business & Entrepreneur workshops and resources.
 - 4.) The Foundation has provided a \$500 grant for the 2017 Winter Reading Program.
 - 5.) For our youngest patrons, the Foundation has provided a grant for an online digital library



2017 Goal Strategies:

- Fully implement fundraising strategic plan
- Increase annual appeal by 10% over 2016
- Collaboration between Foundation board & Library board to develop a prioritized, short list of immediate and long-term library enhancements for the Foundation to focus funding appeals, gifts, and donations on, especially those that are appealing to potential donors.

Goal 2—Expand Advocacy Efforts to Increase Public Support

Outcomes to date:

- a. Library advocates attend public meetings and voice support for the library.
- b. Media releases and PR messaging have been utilized.

2017 Goal Strategies:

- Explore a broader publicity campaign focused on library's advocacy message.

Goal 3—Increase Public Awareness of Services to Build Support for the Library

Outcomes to date:

- a. Library "brand" has been developed; new logo designed and implemented.
- b. Hudson Area Public Library has been determined to be the library's common name; Hudson Area Joint Library is the legal name.
- c. Library is working with various partners throughout the community, including local businesses, Alzheimer's Disease Research Center (ADRC), Associates Bank, and others.
- d. A Communication Plan has been developed and implemented.
- e. Library Foundation continues to recruit library champions to the board.
- f. Library Director and staff have conducted outreach to the community by attending community events (Hot Air Affair; National Night Out, RiverFest), participating in community collaborative efforts (ARDC/Dementia Awareness; Adult Literacy efforts, Early Literacy initiatives), and speaking opportunities.

2017 Goal Strategies:

- Ensure adequate funding for Communications & Marketing Plan;
- Consistently implement library brand.
- Continue to conduct outreach into the community, especially with community partnerships and speaking opportunities that raise library awareness.

Goal 4—Enhance and Improve Library Services and Resources

Outcomes to date:

- a. Enhanced library programming to Adults has been implemented.
- b. Funding for enhanced programming and resources for small businesses and entrepreneurs has been secured.
- c. Funding for digital collection enhancements has been secured from the Library Foundation.
- d. Funds for the development of a MakerSpace have been secured from the Library Foundation.
- e. Strategies for enhanced programming for adults, young adults, children and families, as well as the development of technology programming have been determined.
- f. Ongoing evaluation of services and programming is being conducted through user and staff feedback.
- g. The library's website has been updated, social media is updated regularly, and the library's virtual spaces have been reviewed and renewed which have increased traffic and usage.

2017 Goal Strategies:

- Implement Phase 1 of the MakerSpace iLabs.
- Continue enhanced programming for library users.
- Implement small business and entrepreneurship programming and develop resource collection.
- Develop Hudson Area digital collections (*TumbleBooks*, *Morningstar Investment* database)
- Continue to maintain and improve the Library's virtual spaces.
- Review the History Room, develop strategy to increase awareness, and determine potential enhancement strategies.

Goal 5—Plan for Future Staffing Needs to Better Serve the Community

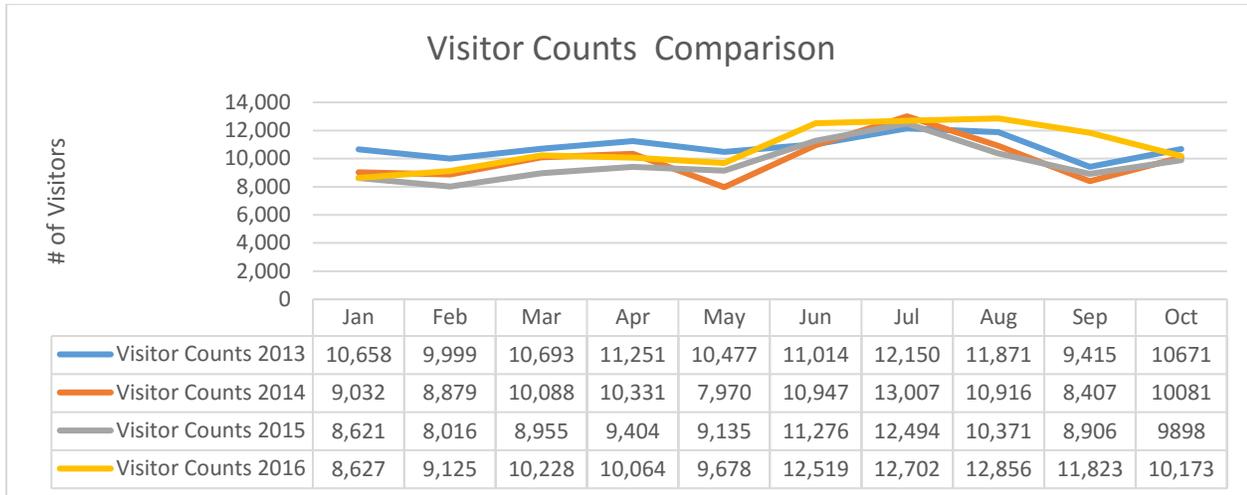
Outcomes to date:

- a. Personnel review and revision of job descriptions completed.
- b. Annual professional development staff day implemented in October 2016.
- c. Incremental increases in professional development opportunities utilized throughout 2016.
- d. Staffing review and recommended changes will be presented to board at December 2016 meeting.

2017 Goal Strategies:

- Professional development opportunities will be enhanced.
- Assess staffing and determine ideal staffing and plan for future staffing.
- Develop a professional development plan for staff.

Library Statistics 2016



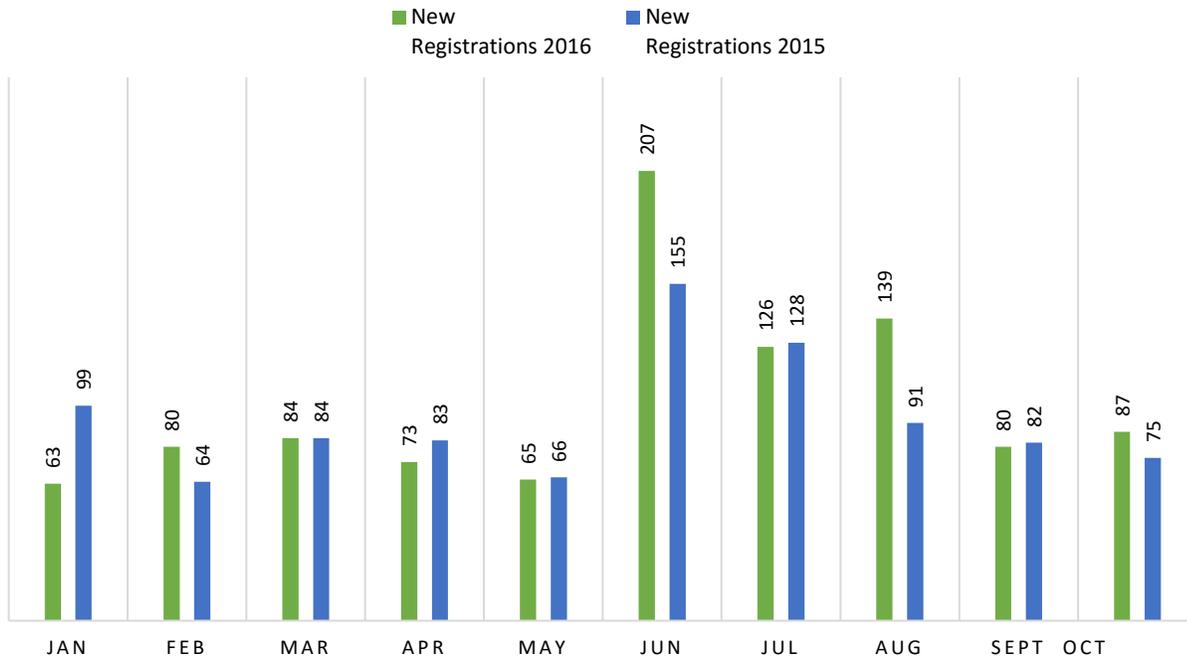
Library Circulation

Hudson Area Public Library					
YEAR TO DATE CIRCULATION ACTIVITY	Checkouts 2016	Checkouts 2015	Check-ins	Renewals	Items Circulated
Jan	14,951	16,551	13,502	4,402	21,075
Feb	14,639	15,493	13,930	5,120	19,759
Mar	16,785	16,408	17,081	5,397	22,182
Apr	14,821	15,734	14,746	4,987	19,784
May	12,388	15,198	12,399	4,587	19,975
Jun	20,820	20,104	17,785	5,424	26,244
Jul	20,120	21,163	9,400	6,065	26,185
Aug	19,699	17,667	21,263	6,108	25,807
Sep	15,121	14,982	16,272	4,793	19,914
Oct	14,359	15,696	14,994	5,134	19,493
Nov		12,491			
Dec		13,338			
Totals	163,703	194,825	151,372	52,017	220,418

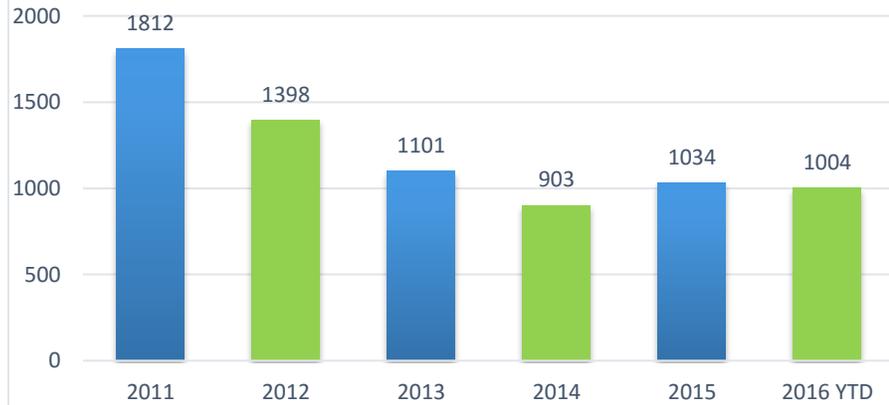
Foundation Sponsored Summer Reading Program

Summer Reading Program	2016	2015	% Change
Audience			
Children (0-10 years)	580	522	11%
Tees & 'Tweens (11-18)	207	156	33%
Adults (18 years & up)	162	50	224%
Total Participants	944	728	30%
Program Attendance	3,634	2,352	55%

NEW REGISTRATIONS COMPARISON

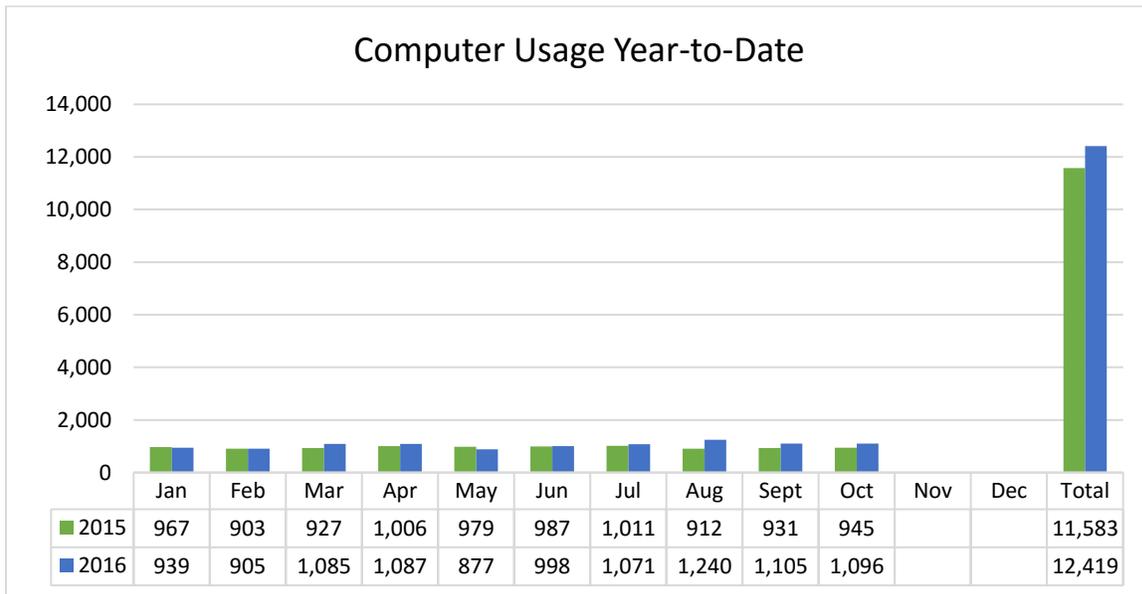
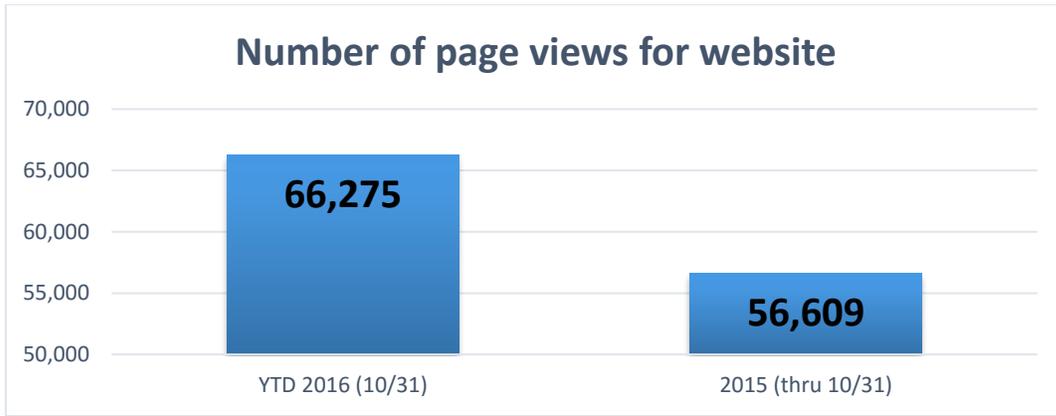


Historical Annual Registration Data



Digital Circulation

Digital Circulation Statistics	2016	2015	% Change
Checkouts	27,607	23,278	19%
Audiobook	8,981	6,676	35%
eBook	17,802	16,506	8%
Periodicals	777	23	
Video	47	73	



Wireless Usage

